

MAINTENANCE OF FILES
CHECK LIST

- 1) Opened and assigned within a reasonable time frame of SSA instructions _____
- 2) On the opening communication, the title is red-checked (noting that indexing of main subject was done). From that point forward, the caption of the case is blue-checked unless caption is marked "CHANGED." _____
- 3) All serials are in numeric order from lowest to highest. _____
- 4) Enclosures are serialized separately from the communication which enclosed the items. _____
- 5) Serials which are not in the file are charged out of the file on an FD-5. _____
- 6) All communications located in the file should be marked with appropriate indexing notations and initialed by the SA. _____
- 7) Any communications with indexing denoted for references or main subject information within the main body of the communication should be red-checked, which indicates that the indexing was done on the matter indicated. All indexing must be done before a communication is placed in the file. _____
- 8) All directives, i.e., O & A; Re-O & A; L/C; ①; ②; C6; RUC6, should have a blue check through the directive which means the rotor has taken appropriate action. _____
- 9) One-A section, if appropriate, is in the back of Volume 1 unless charged out to a separate exhibit volume. _____
- 10) Closings are current and timely within two days of the instruction to close or RUC. _____

Date 4/9/86

Title and Character of Case

UNSUB (S)
CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS ACT
OO: B

Date Property Acquired

4/8/81

Source From Which Property Acquired

b6
b7C
b7D

Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

b6
b7C

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

DESTROYED 3/4/09
(Date)
SEE FILE # 194C-412
SERIAL 38

Destroyed 1B1
3/31/92
TJ

b6
b7C
b7D

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File #

194-C-412-1B(1)

OO:

BOSTON

ORIGINAL (FILE COPY)

BLOCK STAMP

SEARCHED _____ INDEXED _____
SERIALIZED _____ FILED _____

APR 9 1986

FBI - BOSTON

CHAIN OF CUSTODY

Accepted Custody		Date	Time	Released Custody		Date	Time
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							

Item No.

Remarks

Date 4/11/86

Title and Character of Case

UNSUB (S)
CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS ACT
OO:BS

b7D

Date Property Acquired

4/8/86

Source From Which Property Acquired

Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

b6
b7C
b7D

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

b6
b7C

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

b6
b7C
b7D

DESTROYED

3/4/09

(Date)

SEE FILE #

194-412

SERIAL

38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File #

194-C-412-1B-(2)

OO:

BOSTON

ORIGINAL (FILE COPY)

BLOCK STAMP

SEARCHED _____ INDEXED _____
SERIALIZED _____ FILED _____

APR 11 1986

FBI - BOSTON

CHAIN OF CUSTODY

[illegible]

Item No.

Remarks

Date 4/14/86

Title and Character of Case

UNSUBS
CITY OF BOSTON
ZONING BOARD OF APPEALS

Date Property Acquired

4/12/86

Source From Which Property Acquired

Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

SA

Agent Assigned Case

SA

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

Description of Property or Exhibit

DESTROYED

3/4/09

(Date)

SEE FILE #

194C-412

SERIAL

38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

BLOCK STAMP

SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
APR 14 1986	
FBI - BOSTON	

Field File # BS194C-412-1B(3)

OO: _____

ORIGINAL (FILE COPY)

CHAIN OF CUSTODY

[illegible]

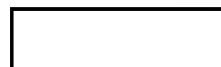
Item No.

Remarks

Date 4/16/86

Title and Character of Case

UNSUB
CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS Act - CORRUPTION OF PUBLIC OFFICIALS



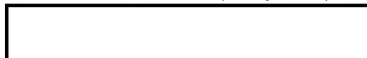
b7D

b6
b7C
b7D

Date Property Acquired

4/12/86

Source From Which Property Acquired



Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

☐ Yes ☒ No

SA

SA

b6
b7C

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

1. MAXELL CASSETTE TAPE

DESTROYED 3/4/09
(Date)

SEE FILE # 194C-412

SERIAL 38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

BLOCK STAMP

SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
APR 16 1986	
FBI - BOSTON	

Field File # BS 194C-412-1B(4)

OO: _____

ORIGINAL (FILE COPY)

Custody		Date
[Signature]		[Signature]
[Signature]		[Signature]

[illegible]

Remarks

1. The first part of the document is a title page. It contains the title "The History of the United States" and the author "John Adams".

2. The second part of the document is a preface. It contains the text "I have the honor to acknowledge the receipt of your letter of the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration."

3. The third part of the document is the main body of the text. It contains the text "The United States of America, in the year of our Lord one thousand seven hundred and eighty-three, did hereby declare its independence of Great Britain."

4. The fourth part of the document is a conclusion. It contains the text "In witness whereof, the President of the United States, the Vice President, and the members of the Congress, have hereunto set their hands and seals at the City of New York, the fourth day of July, in the year of our Lord one thousand seven hundred and eighty-three."

Date 4/22/86

Title and Character of Case

UNSUB(S)
CITY OF BOSTON
ZONING BOARD of APPEALS
HOBBS ACT

[Redacted Box]

b7D

Date Property Acquired

4/22/86

Source From Which Property Acquired

[Redacted Box]

b6
b7C
b7D

Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

[Redacted Box]

Agent Assigned Case

[Redacted Box]

b6
b7C

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

[Redacted Box]

b6
b7C
b7D

DESTROYED

3/4/09

(Date)

SEE FILE #

194C-412

SERIAL

38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File # 194-C-412-1B(5)

OO: BOSTON

ORIGINAL (FILE COPY)

BLOCK STAMP

SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
APR 22 1986	
FBI - BOSTON	

Body	Date	Time
10/1/80	10/1/80	
10/2/80	10/2/80	
10/3/80	10/3/80	
10/4/80	10/4/80	
10/5/80	10/5/80	
10/6/80	10/6/80	
10/7/80	10/7/80	
10/8/80	10/8/80	
10/9/80	10/9/80	
10/10/80	10/10/80	
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10/12/80	10/12/80	
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10/22/80	10/22/80	
10/23/80	10/23/80	
10/24/80	10/24/80	
10/25/80	10/25/80	
10/26/80	10/26/80	
10/27/80	10/27/80	
10/28/80	10/28/80	
10/29/80	10/29/80	
10/30/80	10/30/80	
10/31/80	10/31/80	

[illegible][illegible]

Date 4/23/86

Title and Character of Case

UNSUB(S)
CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS ACT

b7D

Date Property Acquired

4/22/86

Source From Which Property Acquired

Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

b6
b7C
b7D

b6
b7C

Description of Property or Exhibit

b6
b7C
b7D

DESTROYED 3/4/09
(Date)

SEE FILE # 194C-412

SERIAL 38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File # 194-C-412-1B(6)

OO: BOSTON

ORIGINAL (FILE COPY)

BLOCK STAMP

SEARCHED <input checked="" type="checkbox"/>	INDEXED <input checked="" type="checkbox"/>
SERIALIZED <input checked="" type="checkbox"/>	FILED <input checked="" type="checkbox"/>
APR 23 1986	
FBI — BOSTON	

CHAIN OF CUSTODY

[illegible]

Item No.

Remarks

Date 8/11/86

Title and Character of Case

CITY OF BOSTON
ZONING BOARD OF APPEALS;
HA-CPO;
OO: BOSTON

Date Property Acquired

8/9/86

Source From Which Property Acquired

b6
b7C
b7D

Location of Property or Bulky Exhibit

TAPE VAULT

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

b6
b7C

Description of Property or Exhibit

b6
b7C
b7D

DESTROYED 3/4/09
(Date)
SEE FILE # 194C-412
SERIAL 38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File # 194C-412-1B(7)

OO: Boston

ORIGINAL (FILE COPY)

BLOCK STAMP

SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
AUG 11 1986	
FBI - BOSTON	

CHAIN OF CUSTODY

[illegible]

Item No.

Remarks

Date 8/11/86

Title and Character of Case

CITY OF BOSTON
ZONING BOARD OF APPEALS;
HA-CPD.
OO: BOSTON.

Date Property Acquired

8/9/86

Source From Which Property Acquired

b6
b7C
b7D

Location of Property or Bulky Exhibit

TAPE VAULT

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

b6
b7C

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

b6
b7C
b7D

DESTROYED 3/4/09
(Date)

SEE FILE # 194C-412

SERIAL 38

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File # 194C-412-188

OO: Boston

ORIGINAL (FILE COPY)

BLOCK STAMP	
SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
AUG 11 1986	
FBI - BOSTON	

CHAIN OF CUSTODY

[illegible]

Item No.

Remarks

Date 12/2/86

Title and Character of Case

UNSUBS.
ZONING BOARD OF APPEALS
ET AL;
HA-CFO
OO: BOSTON

Date Property Acquired

11/14/86

Source From Which Property Acquired

Location of Property or Bulky Exhibit

Bulky Room

Reason for Retention of Property and Efforts Made to Dispose of Same

Evidence

To Be Returned

☒ Yes ☐ No

See Serial

Agent Submitting Property or Exhibit

SA

Agent Assigned Case

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description

①

*Returned - Evidence copy
in 1(A) section*

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File #

194C-456-412-1B(9)

OO:

Boston

ORIGINAL (FILE COPY)

BLOCK STAMP

SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
DEC 02 1986	
FBI - BOSTON	

(continued)

Accepted Custody		Date	Time	Released Custody		Date	Time
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
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Signature _____				_____			
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Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							
Signature _____				_____			
Reason _____							

Item No.

Remarks

Memorandum

b6
b7C

To : SAC, BOSTON (194C-) (P)

Date 1/24/86

From : SUPERVISOR [REDACTED]

Subject : CITY OF BOSTON ZONING BOARD OF APPEALS
HOBBS ACT - CPO
OO:BOSTON

Re SAC Memo 56-79 dated 12/18/79.

Initiating Investigations In Public Corruption Matters

Captioned matter is being initiated with your approval.

This case is assigned to SA [REDACTED]

Brief Synopsis of Case

Information has been developed from [REDACTED]

[REDACTED] (Protect Identity) and [REDACTED]
[REDACTED] indicating that proper zoning
procedures were not followed and bribes accepted by members of
the City of Boston Zoning Board of Appeals. This information was
presented to AUSA [REDACTED] who indicated his intent on
prosecuting any violations developed in this matter.

b6
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b7D

RH/dac

dac

*OK
CF
1/27/86*

*Dir 194C New GFW
to*

b6
b7C

194C-412-1

SEARCHED	INDEXED
SERIALIZED	FILED
JAN 27 1986	
FBI-BOSTON	
SAC-10	

FBI

TRANSMIT VIA:

☐ Teletype
☐ Facsimile
☒ Airtel

PRECEDENCE:

☐ Immediate
☐ Priority
☒ Routine

CLASSIFICATION:

☐ TOP SECRET
☐ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date 1/29/86

TO : DIRECTOR, FBI
 FROM : SAC, BOSTON (194C-412) (P) (C-1)
 SUBJECT: CITY OF BOSTON ZONING BOARD OF APPEALS
 HOBBS ACT - CPO
 OO: BOSTON

Enclosed for the Bureau are an original and three copies of a self-explanatory LHM. A copy of this LHM will be furnished USA, Boston by separate cover.

2-Bureau (Encls.)
 ①-Boston
 GFW/dac
 (3)

dac

Approved: _____ Transmitted _____
 (Number) (Time)

194C-412-2A

SEARCHED	INDEXED
SERIALIZED	FILED
FBI-BOSTON	

U.S. GOVERNMENT PRINTING OFFICE: 1984-431-512/0000



U.S. Department of Justice

Federal Bureau of Investigation

Boston, Massachusetts

In Reply, Please Refer to
File No.

Boston, Massachusetts

January 29, 1986

CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS ACT - CPO

The City of Boston Zoning Board of Appeals (ZBA) conducted hearings for the purpose of granting or denying requests for zoning variances which have been previously rejected by the City of Boston Inspectional Services Department (ISD). The ZBA consists of five members. During recent months, information has been received from two FBI sources, [redacted] that proper zoning procedures were not being followed and bribes were being accepted by ZBA members.

b7D

On January 24 and 27, 1986, this information was presented to AUSA's [redacted] and [redacted] Boston, Massachusetts. They expressed interest in prosecuting this matter as specific violations identified.

b6
b7C

4-Bureau
1-USA, Boston
①-Boston (194C-412)
GFW/dac
(6)

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency, it and its contents are not to be distributed outside your agency.



Brighton Washington Heights Citizens' Association

P. O. Box 236, Brighton, Mass. 02135

December 10, 1985

Commissioner William Sommers
Inspectional Services Department
City of Boston
1 City Hall Plaza
Boston, Mass. 02201

Dear Commissioner:

On Thursday, December 5, 1985, [redacted] of Inspectional Services, called to invite members of the WHCA Board to meet with you and Messrs. [redacted] St. Elizabeth's Hospital Corporation, relative to the several illegal land uses at 139-159 Washington Street, Brighton, Massachusetts (St. Gabriel Monastery complex).

b6
b7C

We sincerely regret that due to the short notice and Holiday Season we will be unable to meet with you on December 12th.

You have made great strides in changing the image of Inspectional Services from a sometime corrupt, ineffective agency to one that can and will serve the needs of the public. On your arrival to Boston, you publicly stated your intention as Commissioner to treat all parties equal in that you would insist on equal application of the building laws and zoning codes that govern the City of Boston. Just as developers and home owners are challenged to uphold the law, so too must religious, medical and educational institutions be held accountable.

It is my understanding that a Court Hearing is scheduled for December 16, 1985, to review an expired permit for the parking of 249 cars by St. Elizabeth's Hospital at 159 Washington Street (old Church parking lot). Certainly the several other illegal land uses as discussed in our meeting with you on September 25, 1985 and confirmed by letter, should be part of the Court proceedings.

On behalf of the Brighton-Allston community, the WHCA insists that the laws and codes be enforced fairly. We will appreciate hearing from you.

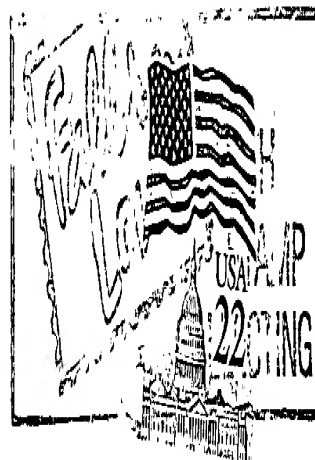
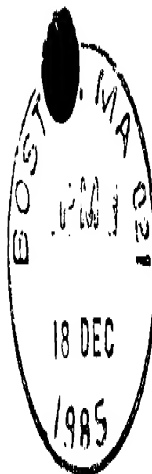
CC: [redacted]



194-C-412

8 GW

Box 236
Brighton 02135



b6
b7C

Personal & Confidential

Office of the FBI
JFK Building
Cambridge Street
Boston Mass ~~02114~~

Memorandum



To : SAC, BOSTON (194C-412) (P)

Date 5/30/86

From : SA [redacted]

Subject : UNKNOWN SUBJECT(S);
CITY OF BOSTON,
ZONING BOARD OF APPEALS;
HOBBS ACT - CPO;
OO: BOSTON

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b7C

On May 29, 1986, the investigation conducted to date into captioned matter was reviewed with Special Agent (SA) [redacted]. It was pointed out to SA [redacted] that [redacted] the City of Boston ZONING BOARD OF APPEALS (ZBA) had expressed a willingness to be interviewed by the Federal Bureau of Investigation (FBI) concerning captioned matter. It is noted that [redacted] was arrested by the FBI and [redacted] Arrangements to interview [redacted] should be made through SA [redacted].

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Additionally, contact should be maintained with [redacted] and efforts continued to engage [redacted] in additional conversations.

All pertinent materials have been furnished SA [redacted] and it is, therefore, requested that this matter be reassigned to SA [redacted].

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b7C

*See Serial 23
This file*

GFW/jac
(2)

1*

194C-412-12

SEARCHED	INDEXED
SERIALIZED	FILED
JUN 5 1986	
FBI-BOSTON	

QW

1.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 4/15/86

On April 8, 1986, an individual, was aware of the identity of Special Agent [redacted] of the Federal Bureau of Investigation. This individual furnished consent in writing to consensually record in person telephonic conversations with [redacted] and others as yet unknown. This individual furnished SA [redacted] with a cassette containing an unsuccessful attempt to call [redacted]. This individual explained that [redacted] had changed his telephone number to a non-published number.

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This individual was equipped with a Nagra recording device at 6:00 p.m. This device was activated at approximately 6:07 p.m. at which time this individual proceeded to and was observed to enter [redacted]. This individual returned and the Nagra was deactivated at 7:45 p.m. and removed at 8:00 p.m. This individual explained that in addition to [redacted] (Last Name Unknown), and [redacted] were present. The person identified [redacted]

Investigation on 4/8/86 at Rockland, Massachusetts File # BS 194C-412-12
by SA [redacted] GFW/mmh Date dictated 4/10/86

b6
b7C

1.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 4/22/86

On April 22, 1986, an individual was aware of the identity of Special Agent [redacted] of the Federal Bureau of Investigation.

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It is noted that this individual had previously furnished consent in writing to record both telephone and in-person conversations with [redacted] and others as yet unknown. This individual furnished SA [redacted] with a cassette containing a telephone conversation with [redacted]. This individual stated that [redacted]

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b7D

This individual was equipped with a Nagra recording device which was activated at 7:15 p.m. for the purpose of prefacing the recording which was to be made later that evening. This individual left the presence of SA [redacted] and subsequently returned and the recording device was returned at 10:05 p.m.

b6
b7C

Investigation on 4/22/86 at [redacted] File # BS 194C-412-13
by SA [redacted] GFW/mmh Date dictated 4/22/86

b6
b7C

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 5/6/86

An individual was aware of the identity of Special Agent [redacted] of the Federal Bureau of Investigation. He furnished the following information:

b6
b7C

b6
b7C
b7D

He stated that [redacted]

[Large redacted area]

Investigation on 4/22/86 at Rockland, Massachusetts File # BS 194C-412-14
by SA [redacted] GFW/mmh Date dictated 4/29/86

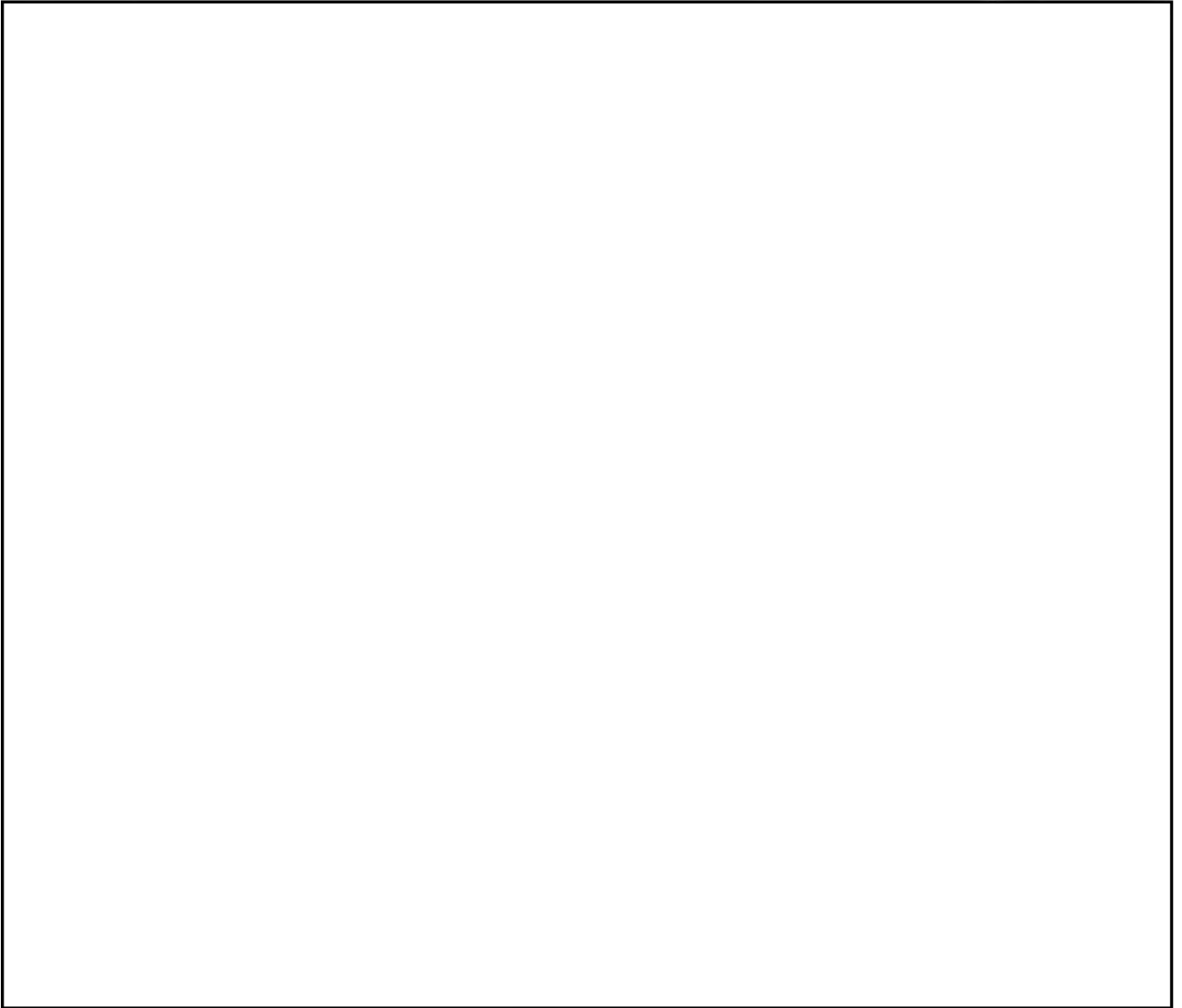
b6
b7C

BS 194C-412

b6
b7C
b7D

A Confidential Source

Continuation of FD-302 of _____, On 4/22/86, Page 2.



Memorandum



To : SAC, BOSTON (194C-412) (P)

Date

From :

SA [REDACTED] NJM

Subject :

CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS ACT-CPO
00:BOSTON



b6
b7C

On 6/10/86, a meeting was held between SA [REDACTED] and AUSA [REDACTED]. In this meeting, the facts in captioned matter were given to [REDACTED]. AUSA [REDACTED] advised that a recorded conversation between a Boston source [REDACTED]

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b7C
b7D

[REDACTED] would present no danger of entrapment. [REDACTED] was advised that previous unrecorded conversations were held between the Boston source [REDACTED]

(2) Boston
NJM:jea
(2) [initials]

1*

194C-412-15

SEARCHED.....	INDEXED.....
SERIALIZED.....	FILED.....
JUN 17 1986	
FBI-BOSTON	

[initials]

FBI

TRANSMIT VIA:

☒ Teletype☐ Facsimile☐ 169/0002 #8

PRECEDENCE:

☐ Immediate☐ Priority☒ Routine

CLASSIFICATION:

☐ TOP SECRET☐ SECRET☐ CONFIDENTIAL☐ UNCLAS E F T O☒ UNCLAS

Date 6/13

C-1

RR HQ

DE BS

R 1815000Z JUN 86

FM BOSTON (194C-412) (C-1) (P)

TO DIRECTOR ROUTINE

BT

UNCLAS

CITY OF BOSTON ZONING BOARD OF APPEALS; HOBBS ACT - CPO; OO:BOSTON

REFERENCE BOSTON AIRTEL AND LHM DATED JANUARY 29, 1986; AND
BOSTON TELETYPES TO FBIHQ DATED MAY 9, 1986, AND APRIL 9, 1986.

PURPOSE:

AUTHORITY IS REQUESTED TO UTILIZE ELECTRONIC RECORDING AND/OR
TRANSMITTING DEVICES IN CAPTIONED MATTER FOR AN ADDITIONAL 30-DAY
PERIOD.

DETAILS:

b7D

A BOSTON SOURCE [REDACTED]

[REDACTED] BASED UPON THIS INFORMATION, AUTHORITY FOR CONSENSUAL
MONITORING AND CCTV COVERAGE WAS SECURED AND A NUMBER OF VALUABLE
AUDIO AND VIDEO RECORDINGS WERE SECURED. ADDITIONALLY, THIS SOURCE

Approved: [Signature]

Transmitted

1712
(Number)1712
(Time)

Per

SERIALIZED [Signature]

INDEXED

FILED

b6
b7C

NJM

194C-412-16

FBI

TRANSMIT VIA:

☐ Teletype
☐ Facsimile
☐ _____

PRECEDENCE:

☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

☐ TOP SECRET
☐ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date _____

b6
b7C
b7D

PAGE TWO BS 194C-412 UNCLAS

_____ ON JANUARY 24, 27, AND 28, 1986, THESE FACTS WERE DIS-
CUSSED WITH ASSISTANT UNITED STATES ATTORNEYS (AUSA'S)

_____ AND _____ BOSTON, MASSACHUSETTS, WHO
EXPRESSED THEIR INTEREST IN PROSECUTING CAPTIONED MATTER AND
INDICATED THAT IT DID NOT APPEAR TO BE ANY ENTRAPMENT PROBLEM.

ADMINISTRATIVE:

THE SOURCE, WHO WILL BE MAKING A CONSENSUAL RECORDING, IS

Approved: _____ Transmitted _____ Per _____
(Number) (Time)

FBI

TRANSMIT VIA:

- ☐ Teletype
☐ Facsimile
☐ _____

PRECEDENCE:

- ☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

- ☐ TOP SECRET
☐ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date _____

PAGE THREE BS 194C-412 UNCLAS

_____ THE OTHER INDIVIDUALS FURNISHING INFORMATION ARE

_____ (PROTECT IDENTITY),

_____ (PROTECT IDENTITY).

Source has provided consent and is willing to testify.

BT

Approved: _____ Transmitted _____ Per _____
(Number) (Time)

BS 194C-412

NJM/mmh

1.

On June 5, 1986, [redacted] advised that [redacted]
and [redacted] are doing business as [redacted]
[redacted]
[redacted] and [redacted] also
[redacted] Source advised that [redacted]
[redacted]

b6
b7C
b7D

194C-412-17

SEARCHED	INDEXED
SERIALIZED	FILED
JUN 17 1986	
FBI - NEW YORK	
[redacted] NJM	

b6
b7C

Memorandum



To : SAC, BOSTON (194C-412) (P)

Date 7/10/86

From : SUPERVISOR

b6
b7C

SP
RH

Subject : UNSUBS;
CITY OF BOSTON,
ZONING BOARD OF APPEALS;
HOBBS ACT - CPO
OO:BOSTON

Currently, Case Agent is involved full-time in investigations concerning files 194C-362 and 194C-433. I have designated these two investigations as more priority in nature at this time and therefore it is not anticipated that any further investigation will be conducted in captioned file for the next 30 days.

RH/dac
(1)

[Signature]

194C-412-118

SEARCHED.....	INDEXED.....
SERIALIZED <i>hij</i>	FILED <i>hij</i>
JUL 10 1986	
FBI-BOSTON	

[Signature]

1.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/14/86

On August 9, 1986, a confidential source was contacted at [REDACTED] Source thereafter provided SA [REDACTED] a Memorex cassette recording. Source advised that this cassette was used to record [REDACTED] telephone conversation between [REDACTED]

b6
b7C
b7D

194C-412-19

SEARCHED	INDEXED
SERIALIZED	FILED
AUG 2 1986	
[REDACTED]	
[REDACTED]	

b6
b7CInvestigation on 8/9/86File # BS 194C-412by SA [REDACTED]
SA [REDACTED]

NJM/rmh

Date dictated 8/11/86

1.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/14/86

On [redacted] a confidential source was contacted at [redacted] Special Agent (SA) [redacted] then placed a Nagra body recorder (serial number 2400549) on source. Source then drove to [redacted]

[redacted] This conversation with [redacted] was recorded utilizing the body recorder.

b6
b7C
b7D

194C-412-19

SEARCHED	INDEXED
SERIALIZED	FILED
FBI - BOSTON	

RH

b6
b7C

Investigation on 8/9/86 at [redacted] File # BS 194C-412
by SA [redacted] NJM/mmh Date dictated 8/11/86

Memorandum



To : SAC, BOSTON (194C-412) (P)

Date 8/19/86

 NJM b6 b7C

From : SA [redacted]

Subject : UNKNOWN SUBJECT;
CITY OF BOSTON,
ZONING BOARD OF APPEALS;
HOBBS ACT - CPO;
OO: BOSTON

On [redacted] met and consensually recorded a conversation with [redacted] Boston source was surveilled during this consensual monitor and was debriefed immediately following the conversation with [redacted]

The source was debriefed by Special Agents (SAs) [redacted] and [redacted]

[redacted]

b6
b7C
b7D

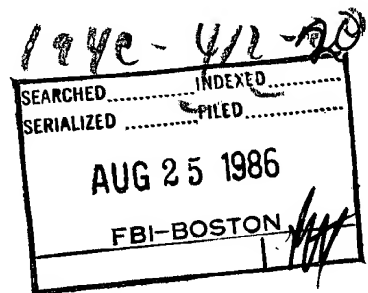
SA [redacted] took custody of this Nagra recording on [redacted]. The recording was processed and turned into the Confidential Typist on Monday, August 11, 1986. The duplicate copies of these tapes were received by SA [redacted] on the afternoon of August 13, 1986. SA [redacted] reviewed the duplicate cassette tape on August 15, 1986. During this review, [redacted]

[redacted]

SA [redacted] relayed the text of this conversation to Acting Supervisor [redacted] who advised that the facts regarding this consensual monitoring should be presented to the UNITED STATES ATTORNEY'S (USA'S) OFFICE as soon as possible.

b6
b7C

NJM
NJM/jac
(2)



BS 194C-412

SAs [] and [] presented Assistant United States Attorneys (AUSAs) [] and [] with the facts of captioned investigation as well as the text of the [] consensual monitoring. The USA'S OFFICE was of the opinion that [] should be presented to the MASSACHUSETTS STATE POLICE early in the week of August 18, 1986.

b6
b7C
b7D

The facts in captioned investigation as well as the details of the [] consensual monitoring (BSCM Number []) were presented to Assistant Special Agent in Charge (ASAC) [] on August 15, 1986. [] advised that he would notify [] on August 18 or 19, 1986.

Memorandum



To : SAC, BOSTON (194C-412) (P)

Date 9/4/86

From : SA [redacted]

NJM

b6
b7C

Subject : UNSUBS;
CITY OF BOSTON,
ZONING BOARD OF APPEALS;
HOBBS ACT-CPO;
OO:BOSTON

b6
b7C

[redacted] was
contacted and provided the following information:

→

[redacted] advised that any information that she had
regarding the BOSTON ZONING BOARD OF APPEALS would have been
supplied to Special Agent [redacted] in the early 1980's.

NJM 2-Boston
NJM/jea
(2)

1*

SEARCHED _____
SERIALIZED C
INDEXED _____
FILED

194C-412-21

Memorandum



To : SAC, BOSTON (194C-412)

Date 8/29/86

From : ASAC [redacted]

Subject : UNSUB;
BOSTON ZONING BOARD OF APPEALS
HOBBS ACT - CPO

Att. b6
b7C

On August 18, 1986, information received in captioned matter concerning statements by [redacted]

[redacted] was relayed to Lt. Col. [redacted] Mass. State Police. In addition to the ~~specific~~ details of this information, Lt. Col. [redacted] was also provided with descriptive data for both [redacted] and [redacted]

b6
b7C
b7D

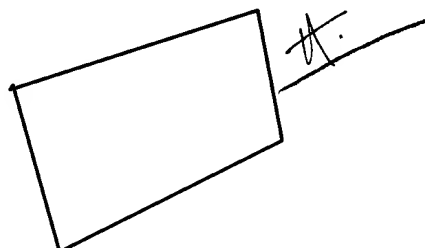
On August 27, 1986, Lt. Col. [redacted] advised the writer that he had caused both the Chief of Police of Abington and Hanson, Mass. to be briefed on the above information. Lt. Col. [redacted] was informed by those Police Departments that both individuals were known to those Departments, who did not put much credence into this threat. In presenting this information to the local Police Departments, Lt. Col. [redacted] totally isolated the FBI's involvement and interest in the above-captioned matter.

b6
b7C

Should additional information be developed in connection with captioned matter regarding any threats by [redacted] against his estranged wife, this information should be immediately brought to the attention of either the SAC or the appropriate ASAC.

NJG/mab
(2)

mab



194C-412-22

SEARCHED	INDEXED
SERIALIZED	FILED
SEP 4 1986	
BOSTON	

NSM
(INFO)
me

Memorandum



To : SAC, BOSTON (194C-412) (P)

Date 9/24/86

~~NO~~

From : SA [REDACTED]

Subject : UNSUBS;
CITY OF BOSTON
ZONING BOARD OF APPEALS;
HA-CPO;
OO: BOSTON.

Reference 5/30/86 Memo to file 194C-412-11.

On 9/23/86 SSA [REDACTED] was contacted and advised that he had contacted a former member of the City of Boston Zoning Board of Appeals, (ZBA) [REDACTED]. [REDACTED] told [REDACTED] that he had no information regarding public corruption within the ZBA and further expressed his wish not to be interviewed by the FBI. re information that he may have.

NFM 1-194C-412

194C-412-23			
SEARCHED	INDEXED		
SERIALIZED	EP	FILED	EP
194C-412-			
SEP 24 1986			
FBI-BOSTON			

BS 194C-412

WGS/mmh

1.

On September 24, 1986, [REDACTED] voluntarily provided
the following information:

b7D

b6
b7C
b7D

[REDACTED]

Source further advised that he would attempt to determine
if he could develop any further information regarding this matter.

194C-412-24

SEARCHED	INDEXED	EP
SERIALIZED	EP	FILED EP
OCT 1 1986		
FBI-BOSTON		

IRH

FBI

TRANSMIT VIA:

☐ Teletype
☐ Facsimile
☒ AIRTEL

PRECEDENCE:

☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

☐ TOP SECRET
☐ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date 4/3/87

TO: DIRECTOR, FBI

FROM: SAC, BOSTON (194C-412) (C) (C-1)

✓
 CITY OF BOSTON
 ZONING BOARD OF APPEALS;
 HOBBS ACT - CPO;
 OO: BOSTON



Re: Boston airtel to Bureau,
 dated 1/29/87.

Enclosed for the Bureau is an original and three copies of a comprehensive, closing LHM concerning investigation in captioned matter.

It should be noted that on 3/24/87, Assistant United States Attorney (AUSA) [redacted] UNITED STATES ATTORNEY'S OFFICE, District of Massachusetts, Boston, Ma., was contacted concerning the above matter, to determine if additional investigation into this case was warranted. At that time, AUSA [redacted] advised that further investigation into this matter is not warranted and she would decline prosecution in above case. One copy of this LHM is being disseminated locally to AUSA [redacted] confirming her declination.

b6
 b7C

2-Bureau (Enc. 4)

① Boston

NJM/cs

(3) *CS*

1*

Close 5
✓ for
4/9/87

Approved: _____ Transmitted _____
 (Number) (Time)

194C-412-32

SEARCHED _____	INDEXED _____
SERIALIZED <i>CS</i>	FILED <i>CS</i>
Per APR 9 1987	
FBI - BOSTON	
[redacted]	<i>NJM</i>



U.S. Department of Justice

Federal Bureau of Investigation

Boston, Massachusetts

In Reply, Please Refer to
File No.

April 9, 1987

CITY OF BOSTON
ZONING BOARD OF APPEALS;
HOBBS ACT - CORRUPTION OF
PUBLIC OFFICIALS

The City of Boston Zoning Board of Appeals (ZBA) conducted hearings for the purpose of granting or denying requests for zoning variances, which have been previously rejected by the City of Boston Inspectional Services Department (ISD). The ZBA consists of five members. In the past, information had been received from Federal Bureau of Investigation (FBI) sources, [redacted]

b7D

On January 24 and 27, 1986, this information was presented to Assistant United States Attorneys (AUSAs) [redacted] and [redacted] Boston, Massachusetts. They expressed interest in prosecuting this matter as specific violations identified.

b6
b7C

A Boston source agreed to make consensual recordings [redacted]

[redacted] To date, numerous interviews have been conducted and a number of consensual recordings were made in captioned investigation. No significant evidence was developed through these recordings or interviews to substantiate information provided by the sources.

b7D

On March 24, 1987, these facts were presented to AUSA [redacted] advised that the facts did not warrant further investigation into this matter, and would decline prosecution in above case.

b6
b7C

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

4-Bureau

1-USA, Boston, MA

(Attn: AUSA [redacted])

1-Boston (194C-412)

NJM/dac

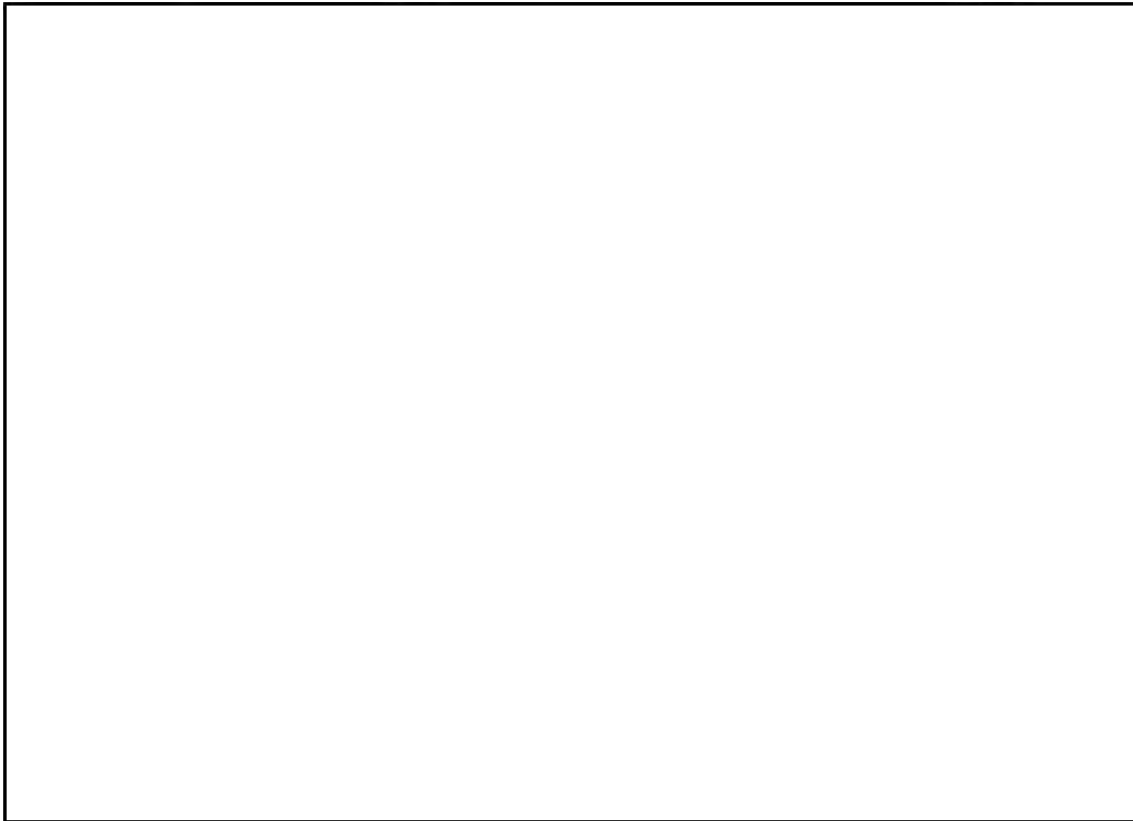
(6)

dac

BS 194C-412
GFW:jea
1.

On February 14, 1989, [redacted] furnished the
following information to Special Agent [redacted]

b6
b7C
b7D



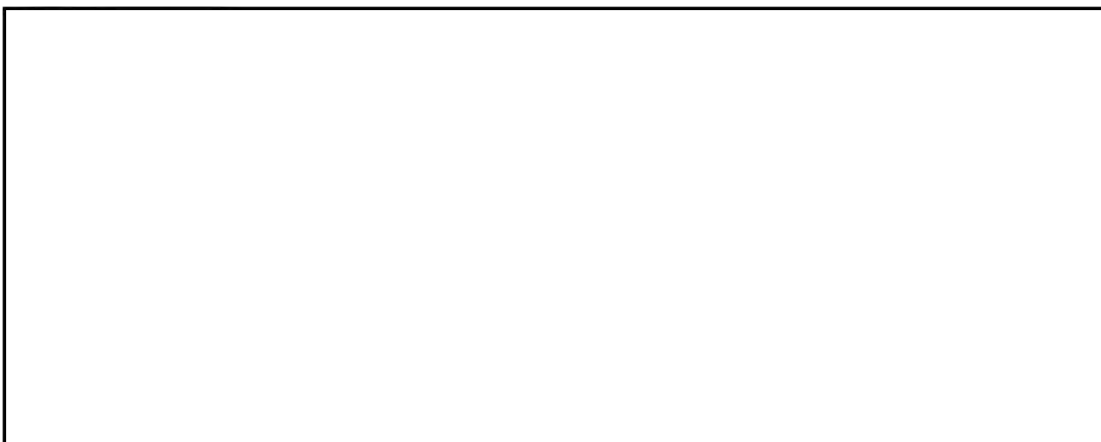
194C-412-33

SEARCHED	INDEXED
SERIALIZED	FILED
MAR 14 1989	
FBI - BOSTON	

[Signature]

BS 194C-412

2.

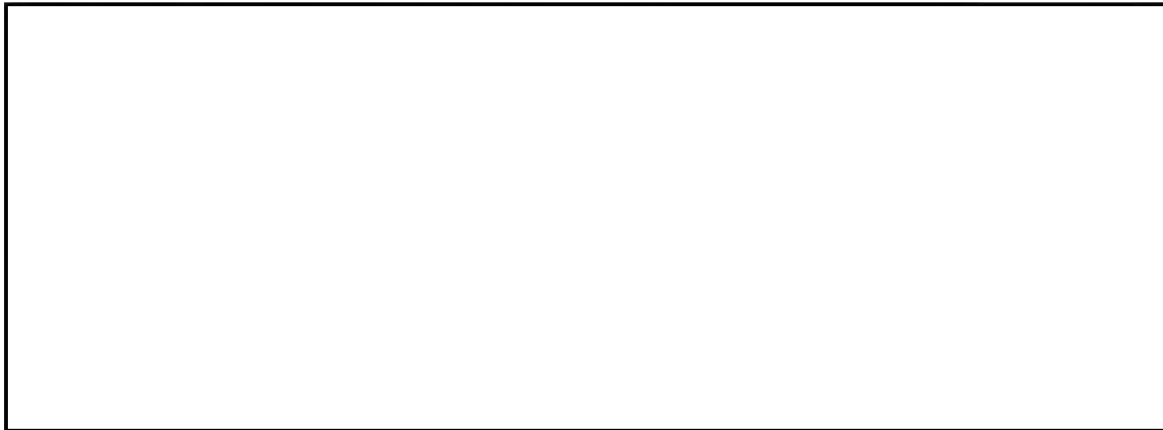


b6
b7C
b7D

BS 194C-412
GFW:jea
1.

On April 11, 1989, [REDACTED] furnished the
following information to Special Agent [REDACTED]

b6
b7C
b7D



THE ABOVE INFORMATION IS SINGULAR IN NATURE AND SHOULD NOT
BE DISSEMINATED OUTSIDE THE BUREAU WITHOUT FIRST CONTACT-
ING THE WRITER.

194C-412-35

SEARCHED	INDEXED
SERIALIZED <i>RWE</i>	FILED <i>RWE</i>
APR 20 1989	
FBI - BOSTON	

BS 194-412
GFW:jea
1.

On October 23, 1989, [] furnished SA []
[] with the following information:

b6
b7C
b7D

[Redacted area]

194-412-37

SEARCHED	INDEXED
SERIAL	ms
ms	ms
JUN 1989	
JUN 1989	

FEDERAL BUREAU OF INVESTIGATION
**DISPOSITION OF CONSENSUAL MONITORING
ELECTRONIC SURVEILLANCE (ELSUR) MEDIA
ACQUIRED IN CRIMINAL INVESTIGATIONS**

Background

In accordance with authorities provided by the National Archives and Records Administration (NARA), the FBI has developed a Disposition Plan allowing for the destruction of original consensual monitoring media acquired in criminal investigations after 11 years has elapsed from the last date of interception and when certain other conditions have been satisfied.

The 11 year time frame is consistent with statutory requirements present in maintaining Title III ELSUR media, see (Title 18 USC § 2518 (8) (a)). The 11 year retention period will further permit the media to remain in existence for a period sufficiently long in time to satisfy the statute of limitations for actions against the government. As provided by Title 28 USC § 2401(a), an action must be brought within six years from the time the right of action first accrues.

This destruction plan applies to original electronic surveillance media obtained via Departmental/SAC/ASAC approval and court authorization(s) for consensual monitoring. This disposition plan does not apply to transcripts, logs, indices, and other reports drawn from ELSUR media which are incorporated in FBI case files.

Destruction Guidelines

The following **statutory/regulatory** requirements must be met in determining destruction eligibility for consensual monitoring ELSUR media:

A minimum period of 11 years must have elapsed from the last date of intercept.

- The media must not have known historical value (i.e., well-known national public figure(s) or event(s), etc.).
- Media containing evidence of a criminal offense will be retained until a decision is rendered by prosecutory authorities. If a decision to prosecute is made, media will be retained until the end of the prosecution process and any appeals.
- Media required to be retained by applicable rule of law or judicial order.

Furthermore, FBI policy requires that the following conditions be satisfied in determining destruction eligibility for consensual monitoring media:

- The case must be in a closed status.

There are no pending fugitive issues.

There are no pending or anticipated litigation/prosecutory issues.

The media must no longer have investigative or intelligence value.

To assist FBI field offices in significantly reducing the space required for media storage without continuing value, the Records Management Division (RMD), has created this checklist to readily identify original ELSUR consensual monitoring media eligible for destruction.

Note: Physical destruction of eligible ELSUR media is to be handled in accordance with provisions of the FBI security policy manual, entitled "Destruction of Classified and Sensitive Material." This information may be obtained by accessing the Security Division's intranet website under "Communications," " Security Policy."

Any questions regarding the use of this checklist may be directed to FBIHQ, RMD, ELSUR Operations Unit or the Office of the General Counsel, Investigative Law Unit.

Serialized to Main Case File - Case ID #: 194C-B5-412 Serial 38
Serialized to Destruction Sub-File - Case ID #: 321-B5-C98036-DESTRUCT Serial 403

Part III Legal Review

(To be completed by the CDC/ADC)

I, [Redacted], serve as Chief Division Counsel/Associate Division Counsel of the
(Print Name)Boston Division. To the best of my knowledge and with the information presented to me, I am not aware of any pending or anticipated legal issues surrounding this case.☒ Chief Division Counsel☐ Associate Division CounselSignature: [Redacted]Date: 2/20/09**Part IV Destruction Authorization**

(To be completed by the ASAC)

Based upon applicable regulations and FBI Guidelines governing the destruction of original ELSUR consensual monitoring media acquired during the course of a criminal investigation and the information presented to me herein:

☒ I authorize the destruction of this media by "approved destruction method" under the guidelines set by the Security Division and in the presence of an EOT.☐ I decline to authorize the destruction of this media pending further action/interest. Media will remain in ELSUR storage under the custody and control of the EOT.

Note instructions if any: _____

Official Name: [Redacted]02/28/2009
(Date)**Part V Disposition and Recordkeeping Requirements**

(To be completed by the EOT)

If destruction of ELSUR media has been approved, sign below and complete Items 1 thru 5.

If authority to destroy ELSUR media has been declined complete Item 6 only.

Physical destruction of ELSUR media by "approved destruction method" occurred in the presence of

EOT [Redacted]3/4/09
(Date)

1. ☒ Original FD-986 has been serialized and filed in the last volume of the corresponding main case file.
2. ☒ A copy of the FD-986 has been serialized and filed in the ELSUR Subfile designated for housing the checklist relating to the disposition of Consensual Monitoring ELSUR media for a minimum of five years or until the corresponding case file has been destroyed.
3. ☒ The package copy of the FD-192 sheet(s) and the FD-504(s) have been destroyed.
4. ☒ If media has been automated the disposition has been noted on each corresponding record in the "Collected Item" Application for media destroyed to include all required information, and the serial number of the file copy of the FD-986.
5. ☒ If media has not been automated the disposition has been noted on the file copy of the FD-192 sheet(s) to include the action, date, file number and serial number of the corresponding FD-986, i.e., "DESTROYED 8/8/2005, SEE AL 12D-1234 SERIAL 899".
6. ☐ If authority to destroy ELSUR media has been declined, place this checklist in a "drop folder" designated for housing the checklist for a period of not less than three years.

Part I Basic Information

(To be completed by the ELSUR Operations Technician (EOT))

Case caption to include violation: City of Boston - Unsub(s)
Zonide Board of Appeals
Hobbs ActCase ID #: 194C-B5-412

Generate a Collected Items Report for all media to be destroyed. If evidence has been automated, generate "Collected Items For a Case" report from the Investigative Case Management (ICM) menu. For all non-automated media, create a manual report by listing items on a separate sheet or for smaller cases, list items below. Listing should include 1B/1D Number(s). Attach report.

1B/1D Number(s)	Intercept Date(s)	1B/1D Number(s)	Intercept Date(s)
<u>1B-2</u>	<u>4/8/86</u>	<u>1B-8</u>	<u>8/9/86</u>
<u>1B-3</u>	<u>4/12/86</u>	<u>1B-1</u>	<u>4/8/86</u>
<u>1B-4</u>	<u>4/10/86</u>		
<u>1B-5</u>	<u>4/21/86</u>		
<u>1B-6</u>	<u>4/22/86</u>		
<u>1B-7</u>	<u>8/16/86</u>		

Required Documentation

- ☒ Generate an Intercept Report of the ERS by case file or source number.
- ☒ Cross reference all FD-504 Envelopes with Intercept Report and add or modify any intercept records in ERS to correspond with the FD-504.
- ☒ Conduct an indices search of UNI for the name(s) of all interceptee(s) to obtain biographical data for the interceptee. (Compare Case # in UNI with Case # on FD-504.) If biographical data is available, print and attach UNI results.
- N/A ☐ If sufficient biographical data is available, conduct NCIC check of all interceptee(s) for active warrants only, and attach results.
- ☒ Attach the case file containing the FD-192 sheet(s) for review. The FD-192 sheet(s) should be in the Main Case File Volume I or a sub-file. If the FD-192 sheet(s) are not in any of the case files, attach a copy of the corresponding FD-192.
- ☒ Attach all ELSUR consensual related Subfiles/volumes.
- ☒ Attach main case file. If more than 5 volumes, attach volume 1 and the last 2 volumes of the case file.

Name of EOT: _____

2/14/09
(Date)b6
b7C**Part II Destruction Eligibility of Consensual Monitoring Media**

(To be completed by a Supervisory Special Agent (SSA))

To assist each division in identifying original media (i.e., analog audio and video cassette tapes, compact disks, and digital audio and video storage media, etc.) eligible for destruction, the following conditions **must** be satisfied:

1. Has a period of 11 years elapsed since the last intercept occurred? ☒ Yes ☐ No
2. The case is in a closed status? ☒ Yes ☐ No

If answers to question 1 & 2 are yes, please continue.

3. Are there pending fugitive issues? ☐ Yes ☒ No
4. Are there any pending or anticipated litigation or prosecution issues? ☐ Yes ☒ No
5. Does the media still have investigative or intelligence value? ☐ Yes ☒ No
6. To the best of your knowledge, does the media appear to have historical value (i.e., well-known national public figure(s) or event(s), etc.)? ☐ Yes* ☒ No

* If yes, contact the Records Management Division's Records Disposition Unit (RDU). Advise RDU of historical value and request instructions as to how to proceed.

Name and title of official responsible for completing Part II: _____

SSA Official Name: _____

2/19/2009
(Date)

If answers to questions 3-6 are No, please continue.

FEDERAL BUREAU OF INVESTIGATION
FOIPA
DELETED PAGE INFORMATION SHEET

No Duplication Fees are charged for Deleted Page Information Sheet(s).

Total Deleted Page(s) ~ 53

Page 28 ~ b6, b7C, b7D

Page 29 ~ b6, b7C, b7D

Page 30 ~ b6, b7C, b7D

Page 31 ~ b7D

Page 32 ~ b7D

Page 33 ~ b6, b7C, b7D

Page 35 ~ b6, b7C, b7D

Page 36 ~ b6, b7C, b7D

Page 37 ~ b6, b7C, b7D

Page 38 ~ b6, b7C, b7D

Page 39 ~ b6, b7C, b7D

Page 40 ~ b6, b7C, b7D

Page 41 ~ b6, b7C, b7D

Page 43 ~ b6, b7C, b7D

Page 44 ~ b6, b7C, b7D

Page 45 ~ b6, b7C, b7D

Page 46 ~ b6, b7C, b7D

Page 47 ~ b6, b7C, b7D

Page 48 ~ b6, b7C, b7D

Page 49 ~ b6, b7C, b7D

Page 50 ~ b6, b7C, b7D

Page 51 ~ b6, b7C, b7D

Page 52 ~ b6, b7C, b7D

Page 53 ~ b6, b7C, b7D

Page 54 ~ b6, b7C, b7D

Page 55 ~ b6, b7C, b7D

Page 56 ~ b6, b7C, b7D

Page 57 ~ b6, b7C, b7D

Page 58 ~ b6, b7C, b7D

Page 59 ~ b6, b7C, b7D

Page 60 ~ b6, b7C, b7D

Page 61 ~ b6, b7C, b7D

Page 62 ~ b6, b7C, b7D

Page 63 ~ b6, b7C, b7D

Page 64 ~ b6, b7C, b7D

Page 68 ~ b6, b7C, b7D

Page 69 ~ b7D

Page 73 ~ b6, b7C, b7D

Page 74 ~ b6, b7C, b7D

Page 79 ~ Duplicate To page 77

Page 102 ~ b6, b7C

Page 103 ~ b6, b7C

Page 106 ~ b6, b7C, b7D

Page 108 ~ b6, b7C

Page 109 ~ b6, b7C
Page 112 ~ b6, b7C
Page 113 ~ b6, b7C
Page 114 ~ b6, b7C
Page 115 ~ b6, b7C
Page 116 ~ b6, b7C
Page 117 ~ b6, b7C, b7D
Page 118 ~ b6, b7C, b7D
Page 129 ~ b6, b7C, b7D

FD-340 (Rev. 4-2-85)

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Description: ☐ Original notes re interview of

Documents accompanying ltr to [redacted]
by [redacted] 12/17/85

Commonwealth of Massachusetts

SUFFOLK, ss.



SUPERIOR COURT DEPARTMENT
OF THE TRIAL COURT
CIVIL ACTION

No. 79416

(AFFIX FILING STAMP HERE)

IRVING SOKOV ET AL, Plaintiff(s)

JAMES LANGLEY, INDIV. & AS TRUSTEE, Defendant(s)

11-8-85

SUMMONS AND RESTRAINING ORDER

To the above-named Defendant: JAMES LANGLEY, INDIV. & AS TRUSTEE OF THE HANCOCK SQUARE REALTY TRUST

You are hereby summoned and required to serve upon Goldstein, Burkin, Wrenn & Carter, plaintiff's attorney, whose address is 18 Tremont St., Boston, Ma. 02108, an answer to the complaint which is herewith served upon you, within 20 days after service of this summons upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. You also are required to file your answer to the complaint in the office of the Clerk of this court at Boston either before service upon plaintiff's attorney or within a reasonable time thereafter.

Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arises out of the transaction or occurrence that is the subject matter of the plaintiff's claim or you will thereafter be barred from making such claim in any other action.

WE ALSO NOTIFY YOU that application has been made in said action, as appears in the complaint, for a preliminary injunction and that a hearing upon such application will be held at the court house at said Boston in the First Session without jury of our said court on Monday the eighteenth day of November A.D. 1985, at 9:30 o'clock A.M., at which you may appear and show cause why such application should not be granted.

In the meantime, until such hearing, WE COMMAND YOU, said defendant
and your agents, attorneys and counsellors, and each and every one of them, to desist and refrain from
deeding, conveying or further mortgaging the property mentioned in the Complaint.

b6
b7c

Witness, , Esquire, at Boston, the eighth day of
November, in the year of our Lord one thousand nine hundred and eighty-five.

ASST. Clerk.

SEE PAID

11-8-85
JSS

NOTES.

1. This summons is issued pursuant to Rule 4 of the Massachusetts Rules of Civil Procedure.
2. When more than one defendant is involved, the names of all defendants should appear in the caption. If a separate summons is used for each defendant, each should be addressed to the particular defendant.

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPARTMENT OF
THE TRIAL COURT

CIVIL ACTION NO.: 7944

IRVING SOKOV and
PETER GARRITY,

Plaintiffs,

vs.

JAMES LANGLEY,
individually and as
TRUSTEE of THE
HANCOCK SQUARE REALTY
TRUST,

Defendants.

VERIFIED COMPLAINT

FIRST CAUSE OF ACTION

1. The Plaintiff, Irving Sokov, resides in Belmont, Middlesex County, Massachusetts, and the Plaintiff, Peter Garrity resides in Braintree, Norfolk County, Massachusetts.
2. The Defendant, James Langley individually and as Trustee of The Hancock Square Realty Trust, under a Declaration of Trust dated March 5, 1984, recorded with Suffolk County Registry of Deeds at Book 10898, Page 277, resides in Burlington, Middlesex County, Massachusetts and he has a place of business at 356 Main Street, Charlestown, Suffolk County, Massachusetts.
3. The Plaintiffs each own twenty-five (25%) per cent of the beneficial interest of the The Hancock Square Realty Trust (hereafter referred to as "The Trust") and the remaining

5/1/84

fifty (50%) per cent interest is owned by James Langley, individually. The Defendant serves as the sole Trustee of The Trust. A copy of The Trust is annexed hereto and marked as Exhibit "A".

4. The Trust purchased the land and building located at 356-360 Main Street, Charlestown, Suffolk County, Massachusetts on May 1, 1984 from A. DaPrato Company in consideration of \$220,000 (hereafter referred to as "The Property"). The Plaintiffs made capital contributions totaling One-Hundred Eighty Four Thousand (\$184,000) Dollars and James Langley contributed One-Hundred Eighty Four Thousand (\$184,000) Dollars, and the remainder of the purchase funds were obtained from the Guaranty-First Trust Company (hereafter referred to as "The Bank").
5. The Trust initially borrowed One Million Two Hundred Thousand (\$1,200,000) Dollars for the purchase, construction, or rehabilitation from The Bank secured by a mortgage deed.
6. The Property was to be converted and rehabilitated from a manufacturing and storage building into a four (4) story structure with up to nineteen (19) residential units.
7. From May of 1984 The Trust has been constructing and rehabilitating The Property so that now there is only approximately Two Hundred Thousand (\$200,000) Dollars worth of work left before final completion.
8. The Defendant yesterday advised both Plaintiffs that he was personally fed up with The Project and that he would

as the sole trustee of The Trust execute and deliver a deed to The Property to The Bank in exchange for a release from liability under the mortgage note which now totals approximately One Million Seven Hundred Thousand (\$1,700,000) Dollars.

9. The Plaintiffs have advised the Defendant that they do not want him to deed the property to The Bank because they would be losing their investment and the potential profits and further that he would be violating his fiduciary agreement with them if he did the same.
10. The Plaintiffs are willing to invest the additional funds necessary in order to complete The Project but they will be unable to do the same if the Defendant is permitted to convey The Property to The Bank and they will incur substantial monetary damages and irreparable harm.
11. The Defendant has told the Plaintiff, Irving Sokov, that he was not interested in discussing ways of selling, finishing, or otherwise marketing The Project because he just wanted out and the quickest way out was to deed the The Property to The Bank.
12. The Defendant has also refused to terminate The Trust and convey The Property to the parties hereto because The Trust in Paragraph No. 4 requires not less than seventy-five (75%) per cent of the beneficial interest to vote for termination.

Paragraph No. 3 of The Trust states as follows:

"3. Except as expressly provided in paragraphs 2 and 4

hereof, the Trustee shall have no power to deal in or with the Trust Estate except as directed by the beneficiaries."

13. If the Defendant is permitted to convey The Property for no consideration beyond a release or discharge from the mortgage loan to The Bank then he will be breaching his fiduciary duty owed to the Plaintiffs in that the The Property would be sold for significantly less than its fair market value and they will have difficulty in determining their damages because the lost profits from the of the nineteen (19) condominium units would probably be viewed as being too speculative.
14. Accordingly, money damages are inadequate and the Plaintiffs require equitable relief.

WHEREFORE, the Plaintiffs pray that:

1. That pending a hearing upon the merits of this matter and upon the Plaintiffs' request for a preliminary injunction and notice of the same as required by law, a temporary order restraining the Defendants from deeding, conveying or further mortgaging The Property until further order of court.
2. That upon the return and hearing of the Plaintiffs' request for a preliminary injunction, that Defendants be enjoined from deeding, conveying or further mortgaging The Property until the Court's enters judgment in this matter.
3. That the Court enter judgment permitting the Plaintiffs to complete The Project and all the condominium units and

then fully account to the Defendant and the Court or to order The Property sold and the proceeds paid to The Bank with the balance to the parties hereto.

4. For such other and further relief as to the Honorable Court deems meet, just and proper.

SECOND CAUSE OF ACTION

The Plaintiffs incorporate by reference the entire FIRST CAUSE OF ACTION being paragraphs numbered 1-14, inclusive as the same numbered paragraphs.

15. James Langley, Individually and as Trustee is in trade or commerce and comes within the purview of General Laws, Chapter 93A.
16. The above-stated acts and conduct by Langley were done willfully and constitute Unfair Trade Practices in violation of General Laws, Chapter 93A, Section 11 and as a result of said acts and conduct the Plaintiffs incurred damages by retaining and paying for the services of legal counsel, and by spending many hours on this matter instead of profits pursuing work.

WHEREFORE, the Plaintiffs pray:

1. Judgment enter against James Langley, Individually determining that he willfully violated the provisions of General Laws, Chapter 93A, and that the amount of the actual damages incurred by the Plaintiffs be calculated and that amount be trebled.
2. That the Plaintiffs be awarded their reasonable attorney's fees, interest and court costs.

3. For such other and further relief as the Honorable Court
may deem meet, just, and proper.

By their attorney,

Evans J. Carter, Esq.
GOLDSTEIN, BURKIN, WENNETT
AND CARTER
18 Tremont Street
Boston, MA 02108
(617) 523-1385

DATED: November 8, 1985

VERIFICATION

We, Irving Sokov and Peter Garrity being duly sworn, depose and say that we have read the foregoing Complaint and that the facts contained therein are true of our personal knowledge, except as to matters alleged on information and belief, as to which we believe them to be true.

Irving Sokov

Peter Garrity

SUFFOLK, SS.

November 8, 1985

Subscribed and sworn to, before me

Evans J. Carter
Notary Public

My Commission Expires:
May 5, 1989

DECLARATION OF TRUST ESTABLISHING
THE HANCOCK SQUARE REALTY TRUST

The undersigned, James Langley of Burlington, County of Middlesex, Massachusetts, hereby declares that any and all property and interest in property that may be acquired hereunder ("the Trust Estate"), shall be held in trust for the sole benefit of the beneficiaries for the time being hereunder, upon the terms herein set forth. The term "Trustee" wherever used herein shall mean the Trustee or Trustees hereunder, and the rights, powers, authority and privileges granted hereunder to the Trustee shall be exercised by such person or persons subject to the provisions hereof.

1. The term "Beneficiaries" wherever used herein shall mean the beneficiary or beneficiaries listed in the Schedule of Beneficial Interests this day executed and filed with the Trustee, or in the revised Schedule of Beneficial Interests, if any, from time to time executed and filed with the Trustee. The Trustee shall not be affected by any assignment or transfer of any beneficial interest until receipt by the Trustee of notice that such assignment or transfer has in fact been made and a revised Schedule of Beneficial Interests shall have been duly executed and filed with the Trustee. Any Trustee may without impropriety become a beneficiary hereunder and exercise all rights

EXHIBIT "A"

of a beneficiary with the same effect as though he were not a Trustee. The trust hereby established may be referred to as the Hancock Square Realty Trust.

2. The Trustee shall hold the principal of this Trust and receive the income therefrom for the benefit of the beneficiaries, and shall pay the income to the beneficiaries in proportion to their respective interests at least annually. The Trustee may open, maintain, and, at will, close out any checking and savings accounts and safe deposit boxes in any bank, banks, trust companies, federal savings and loan associations, and other banking, lending or other financial institutions; and the Trustee may deposit funds and other assets of the Trust in such institutions and such safe deposit boxes, and may disburse such funds on checks signed by the Trustee or by any person authorized in writing by the Trustee so to do, and may withdraw such funds and other assets on instruments of withdrawal signed by the Trustee or by any person or persons authorized in writing by the Trustee so to do. Each such institution shall honor all checks and other instruments signed by such person or persons authorized by the Trustee so to sign, and permit such person or persons to have access to such safe deposit boxes; and such institutions may rely fully on the Trustee's signed authorization so to do, so filed by the Trustee with said institution.

3. Except as expressly provided in paragraphs 2 and 4 hereof, the Trustee shall have no power to deal in or with the Trust Estate except as directed by the beneficiaries. When, as, if and to the extent specifically directed by the beneficiaries, the Trustee shall have full power and authority, which they shall exercise, to buy, deal in and manage real estate, improved or unimproved, to sell, convey, assign, mortgage or otherwise dispose of all or any part of the Trust Estate (including without limitation the full power and authority to delegate to any person or persons acting singly or together with others and whether or not serving as a Trustee hereunder) full power and authority to sign checks, drafts, notes, bills of exchange, acceptances, undertakings and other instruments or orders for the payment, transfer or withdrawal of money for whatever purpose and to whomsoever payable (including those drawn to the individual order of a signer, and all waivers of demand, protest, notice of protest or dishonor of any check, note, bill, draft or other instrument made, drawn or endorsed in the name of the Trust) and as lessor or a lessee to execute and deliver leases, and subleases, and to borrow money and to execute and deliver notes or other evidence of such borrowing and

to grant or acquire rights or easements and enter into agreements or arrangements with respect to the Trust Estate. Any and all instruments executed pursuant to powers herein contained may create obligations extending over any periods of time including periods extending beyond the date of any possible termination of the Trust; and the execution of all contracts, conveyances, transfers and all other instruments relating to the Trust Estate, or any part thereof, by the Trustee shall always be sufficient. Notwithstanding any provisions contained herein, no Trustee shall be required to take any action which will, in the opinion of such Trustee, involve him in any personal liability unless first indemnified to his satisfaction. Any person dealing with the Trustee shall be fully protected in accordance with the provisions of paragraph 6 hereof.

4. The Trust may be terminated at any time by the holder or holders of that percentage of the beneficial interest herein specified below by notice in writing to the Trustee and the other beneficiaries, if any, but such termination shall only be effective when a certificate thereof signed and acknowledged by the Trustee hereunder shall be recorded in the Registry of Deeds; and the Trust shall terminate in

any event twenty (20) years after the death of the original Trustee above named. In case of any such termination, the Trustee shall transfer and convey the specific assets constituting the Trust Estate, subject to any leases, mortgages, contracts or other encumbrances on the Trust Estate, to the beneficiaries in proportion to their respective interests hereunder. The percentage of the beneficial interests required to terminate the Trust shall be not less than seventy-five (75) percent.

5. Any Trustee hereunder may resign by written instrument signed and acknowledged by such Trustee and recorded in the Registry of Deeds. Succeeding Trustees to fill a vacancy caused by resignation or death may be appointed by an instrument or instruments in writing signed by a majority of the beneficiaries, provided in each case that such instrument or instruments or a certificate by any Trustee naming the Trustee or Trustees appointed, and the acceptance in writing by the Trustee or Trustees appointed, shall be recorded in the Registry of Deeds. Upon the appointment of any succeeding Trustee, the title to the Trust Estate shall thereupon and without the necessity of any

conveyance be vested in said succeeding Trustee jointly with the remaining Trustee or Trustees, if any. Each succeeding Trustee shall have all the rights, powers, authority and privileges as if named as the original Trustee hereunder. No Trustee shall be required to furnish bond. This Declaration of Trust may be amended from time to time by an instrument in writing signed by the holder or holders of that percentage of the beneficial interests herein specified below and acknowledged by one or more of such Trustees or Beneficiaries, provided in each case that the instrument of amendment or a certificate by any Trustee setting forth the terms of such amendment shall be recorded in the Registry of Deeds. The percentage of the beneficial interests required to amend the Trust shall be not less than seventy-five (75) percent.

6. No Trustee hereunder shall be liable for any error of judgment nor for any loss arising out of any act or omission in good faith, but shall be responsible only for his own willful breach of trust. No license of court shall be requisite to the validity of any transaction entered into by the Trustee. No purchaser, transferee, pledgee, mortgagee or other lender shall be under any liability to see to the application of the purchase money or of any money or

property loaned or delivered to any Trustee or to see that the terms and conditions of this Trust have been complied with. Every agreement, lease, deed, mortgage or other instrument or document executed or action taken by the sole Trustee or a majority of the persons appearing of record to be Trustees hereunder shall be conclusive evidence in favor of every person relying thereon or claiming thereunder that at the time of the delivery thereof or of the taking of such action this Trust was in full force and effect, that the Trustee's execution and delivery thereof or taking of such action was duly authorized, empowered and directed by the beneficiaries, and that such instrument or document or action taken is valid, binding, effective and legally enforceable. Any person dealing with the Trust Estate or the Trustee may always rely without further inquiry on a certificate signed by any person appearing from the records of Registry of Deeds to be a Trustee hereunder as to who is or are the Trustee or Trustees of the beneficiaries hereunder or as to the authority of the Trustee to act or as to the existence or non-existence of any fact or facts which constitute conditions precedent to acts by the Trustee or which are in any other manner germane to the affairs of the Trust.

7. No sale, assignemnt, or transfer of any beneficial interest in the Trust, except to another

beneficiary or to his or her issue or ancestors or to the executor, administrator, heirs or legatees of a deceased holder, may be made by any person holding a beneficial interest in the Trust, including executors, administrators, heirs and legatees of the deceased holder and any other person succeeding to a holder's interest herein, without first notifying the other holders in writing of his or their desire to sell, assign and transfer such interest and offering to sell the same to the other members in accordance with the terms of this paragraph 7. Such writing shall state the terms upon which such interest is proposed to be sold and the identity of the principal or principals to whom such interest is proposed to be sold, his or their addresses and all other terms and conditions of such proposed sale.

In the case of any such proposed sale of any such beneficial interest in the Trust, or any part thereof, the remaining holders of the beneficial interests shall have a period of ninety (90) days after receipt of such notice within which to purchase the same. If such offer is accepted by two or more of the holders of such beneficial interest, they shall purchase the entire interest so offered in proportion to their respective interests hereunder. If such offer is accepted by only one holder of a beneficial interest, he shall purchase the entire interest so offered. If

none of the holders of such beneficial interest shall give written notice of his acceptance of such offer within said 90-day period, the person desiring to sell shall have the right to sell his interest or any part thereof, as the case may be, to the proposed buyer, provided such sale or transfer is made strictly in accordance with the terms of such written notice, within three months of the expiration of such 90-day period. Any holder electing to purchase any such interest of another holder shall have the election to pay the purchase price for such interest (a) by bank or certified checks, or (b) by such holder's promissory note payable in three equal annual installments on the first, second and third anniversaries of the note, each installment to be one-third ($1/3$) of the purchase price, with interest on the unpaid balance at an annual rate of interest equal to the discount rate of the Federal Reserve Bank of Boston as of the date such holder elects to purchase any such interest plus one and one half percent ($1\frac{1}{2}\%$) per annum, which interest shall be paid annually in arrears on each anniversary of the note. If any holder elects to purchase any such interest by payment in installments as set forth in the preceding sentence, such holder shall execute a

first pledge of all his interests in the Trust to secure said note and all other instruments necessary to perfect such pledge.

8. The Term "Registry of Deeds" shall mean the Registry specified below, provided that if this Declaration of Trust is recorded or filed for registration in any other public office within or without the Commonwealth of Massachusetts, any person dealing with portions or all of the Trust Estate as to which documents or instruments are recorded or filed for registration in such other public office in order to constitute notice to persons not parties thereto may rely on the state of the record with respect to this Trust in such other public office, and with respect to such portions or all of the Trust Estate the term "Registry of Deeds" as used herein shall mean such other public office. As used herein the "Registry of Deeds" is the Suffolk County Registry of Deeds.

WITNESS the execution hereof under seal by the undersigned this 5th day of March, 1984.


James Langley

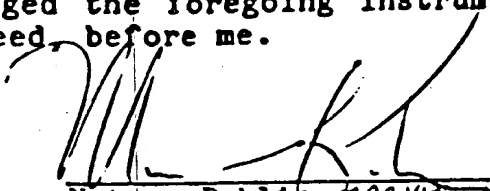
Commonwealth of Massachusetts)

County of Suffolk)

) ss.

MARCH 5, 1984

Then personally appeared the above-named James Langley and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public MARVIN W. KUSHNER

My Commissioner Expires: 6/14/87

HANCOCK SQUARE REALTY TRUST

Dated: MARCH 5, 1984

James Langley, Trustee

SCHEDULE OF BENEFICIARIES

Beneficiaries

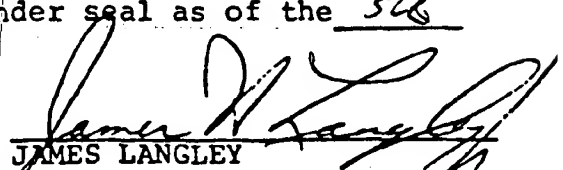
Proportionate Interest

James Langley
Irving Sokov

Fifty (50)%
Fifty (50)%

The terms of said Hancock Square Realty Trust dated MARCH 5, 1984, are hereby approved and we, the above-named Beneficiaries, in consideration of the execution at our request of said Hancock Square Realty Trust by Trustee therein named, for ourselves and our successors in interest, agree with said Trustee (a) to be bound by said Hancock Square Realty Trust, (b) to save said Trustee and his successors harmless and indemnified from and against all claims and demands of every name and nature which he may suffer or incur by reason of his Trusteeship, unless caused by his wilful act or default, and (c) to reimburse said Trustee promptly upon request for all costs and expenses, including his reasonable compensation, incurred or suffered by him.

WITNESS the execution hereof under seal as of the 5th day of MARCH, 1984.


JAMES LANGLEY


IRVING SOKOV

AMENDMENT OF BENEFICIARIES

WHEREAS, we JAMES LANGLEY and IRVING SOKOV being the holders of One Hundred Percent (100%) of the beneficial interest of Hancock Square Realty Trust wherein James Langely is Trustee, hereby amend the schedule of beneficiaries to read as follows:

<u>Beneficiaries</u>	<u>Proportionate Interest</u>
James Langley	Fifty (50)%
Peter Garrity	Twenty-five (25)%
Irving Sokov	Twenty-five (25)%

SIGNED nad SEALED this 15th day of May, 1984.

Witness

JAMES LANGLEY

IRVING SOKOV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPARTMENT OF
THE TRIAL COURT

CIVIL ACTION NO.: 79416

IRVING SOKOV and
PETER GARRITY,

Plaintiffs,

vs.

JAMES LANGLEY,
individually and as
TRUSTEE of THE HANCOCK
SQUARE REALTY TRUST,

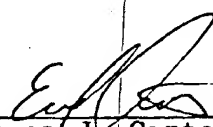
Defendants.

PLAINTIFF'S MOTION TO
AMEND COMPLAINT AND
ADD PARTY DEFENDANTS

Now come the Plaintiffs and move to amend their complaint
by adding as party defendants JOAN L. BERIG as Trustee of
Charlestown-Hancock Realty Trust and Guaranty-First Trust
Company as well as the amendment annexed hereto.

Irving Sokov and Peter Garrity,
Plaintiffs

By their attorney,


Evans J. Carter
GOLDSTEIN, BURKIN, WENNETT & CARTER
18 Tremont Street
Boston, MA 02108
(617) 523-1385

DATED: November 14, 1985

Handwritten notes:
H/11/85
11/14/85
Drs. due
Dec 7.

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPARTMENT OF
THE TRIAL COURT

CIVIL ACTION NO.: 79416

IRVING SOKOV and
PETER GARRITY,

Plaintiffs,

vs.

JAMES LANGLEY,
individually and as
TRUSTEE of THE HANCOCK
SQUARE REALTY TRUST, et ali.*

Defendants.*

AMENDMENT TO COMPLAINT

In the FIRST CAUSE OF ACTION, by adding the following paragraphs:

No. 2A. The Defendant, Joan L. Berig of Revere, Suffolk County, Massachusetts as she is the Trustee of Charlestown-Hancock Realty Trust and as the "straw" owner of The Property on behalf of the Defendant, Guaranty-First Trust Company, a banking corporation of 600 Main Street, Waltham, Middlesex County, Massachusetts (hereafter referred to as "The Bank").

No. 13A. The Defendant, Langley, conveyed The Property on November 8, 1985 to the Defendant, Berig. A copy of the recorded deed is annexed hereto and marked as Exhibit "B".

In the SECOND CAUSE OF ACTION, by adding the following paragraphs: ,

Ben Smiller

No. 15A. The Defendant, Langley, breached his fiduciary duty owed to the Plaintiffs as follows:

- a) By conveying a deed to the Defendant, Berig, not only without authority or permission but knowing that the Plaintiffs had instructed him not to do the same;
- b) Based on information and belief, as well as a conversation between the Plaintiff, Garrity and the Defendant, Langley, by working a side deal with a consultant of The Bank whereby he would receive back in excess of \$150,000 plus a percentage of the profits when the condominium units of The Property were finally sold.

PRAYER FOR RELIEF No. 1A. That Judgment enter determining that the Defendant, Langley, breached his fiduciary duty owed to the Plaintiffs and for their damages in an amount of \$400,000 incurred as a result thereof.

By adding a THIRD CAUSE OF ACTION:

The Plaintiffs incorporate by reference the entire SECOND CAUSE OF ACTION being paragraphs numbered 1-16, inclusive as the same numbered paragraphs.

17. The Bank is in trade or commerce and comes within the purview of General Laws, Chapter 93A.

18. The Bank has committed Unfair Trade Practices in violation of General Laws, Chapter 93A, Section 11, as follows:

- a) By permitting it's attorneys to take and record a deed from the Defendant, Langley, without obtaining permission from the Plaintiff, Sokov, as the bank

attorney received a copy of the original Schedule of Beneficiaries at the closing; and

- b) By taking and recording a deed to The Property in the name of a straw, the Defendant, Berig, who is a secretary in The Bank's attorney's office in an effort to hide or mask the identity of The Bank; and
- c) Based on information and belief, by permitting one of it's so-called consultants to act for it without reasonable controls or checks and thereby to actively participate in making side deals whereby the profits that should go to the Plaintiffs are divested to others who are friendly with the consultant.
- d) By wrongfully attempting to deprive the Plaintiffs of their rights and property and doing away with the necessity of instituting foreclosure proceedings which the Plaintiffs had reasonably relied upon.
- e) Based on information and belief, by wrongfully dealing with third parties in an attempt to sell The Property to others, thereby damaging the Plaintiffs and chilling any future foreclosure sale.
- f) Based on information and belief, by in general acting inequitably and unfairly towards the Plaintiffs, and for example, by wrongfully threatening them with personal liability when as a matter of fact, the Plaintiffs had not signed or guaranteed any obligations to the Bank.
- g) By permitting it's consultant to give inaccurate

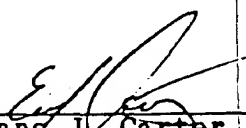
and/or incorrect tax advice that the Defendant, Langley, relied upon to the detriment and damage of the Plaintiffs.

19. The above-stated acts and conduct by The Bank were done willfully and constitute Unfair Trade Practices in violation of General Laws, Chapter 93A, Section 11 and as a result of said acts and conduct the Plaintiffs incurred damages by retaining and paying for the services of legal counsel, and by spending many hours on this matter instead of profits pursuing work.

WHEREFORE, the Plaintiffs pray:

1. Judgment enter against The Bank, individually, determining that it willfully violated the provisions of General Laws, Chapter 93A, and that the amount of the actual damages incurred by the Plaintiffs be calculated and that amount be trebled.
2. That the Plaintiffs be awarded their reasonable attorney's fees, interest and court costs.
3. For such other and further relief as the Honorable Court may deem meet, just, and proper.

By their attorney,



Evans J. Carter, Esq.
GOLDSTEIN, BURKIN, WENNETT & CARTER
18 Tremont Street
Boston, MA 02108
(617) 523-1385

DATED: November 14, 1985

VERIFICATION

I, Peter Garrity, being duly sworn, depose and say that I have read the foregoing Complaint and Amendment and that the facts contained therein are true of my personal knowledge, except as to matters alleged on information and belief, as to which I believe them to be true.

Peter Garrity

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

November 14, 1985

Suscribed and sworn to, before me

Evans J. Carter, Notary Public

My Commission Expires:
May 5, 1989

Nov 8 3 01 PM '85

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JAMES LANGLEY of Burlington, Middlesex County, Commonwealth of Massachusetts, as he is Trustee of HANCOCK SQUARE REALTY TRUST under Declaration of Trust dated March 5, 1984, and recorded with Suffolk County Registry of Deeds in Book 10444 Page 162

xxx

~~County, Massachusetts~~

~~being conveyed~~, for consideration paid \$ 1.00

grant to JOAN L. BERIG of Revere, Suffolk County, Commonwealth of Massachusetts, as she is Trustee of CHARLESTOWN-HANCOCK REALTY TRUST under Declaration of Trust dated November 8, 1985, recorded herewith

xxx

with quitclaim warranties

~~the same~~

(Description and encumbrances, if any)

PARCEL I

A certain parcel of land with the buildings thereon, situated in that part of said Boston, Formerly Charlestown, bounded and described as follows, viz:

Beginning at a point on Essex Street at the Northwesterly corner of land conveyed by Nathan Brown and another, to F.O. Reed and another and bounded Southwesterly on said Street by a line running Northwesterly from said point thirty-eight and 85/100 (38.85) feet or thereabouts to a passageway; Westerly by said passageway running Northeasterly forty-four and 15/100 (44.15) feet or thereabouts to a point Northerly by a continuation of said passageway, forty-six and 08/100 (46.08) feet or thereabouts to Main Street; Northeasterly by a line running along said Main Street Easterly fifty-two and 63/100 (52.63) feet or thereabouts to land conveyed as aforesaid to said Reed et al, and thence bounded Southeasterly on land of said Reed et al, and thence bounded Southeasterly on land of said Reed et al conveyed as aforesaid, seventy-one and 15/100 (71.15) feet or thereabouts to said first mentioned point on Essex Street; together with the right to said passageway in common with others entitled thereto and with the privilege of drive thereunder.

PARCEL II

Land, with the buildings thereon, on the Northeasterly side of Essex Street, numbered five (5) in the numbering of said Essex Street making the northerly corner of a passageway adjoining an estate now or formerly of Amando A. Gould and supposed to contain about five hundred seventy (570) square feet.

Said parcel is also described as:

About five hundred forty-eight (548) square feet of land on the Northerly side of Essex Street making the Northerly corner of a passageway, adjoining an estate now or formerly of James McClair and another (numbered 7 Essex Street) being a lot shown on A.N. Colman plan, dated August 24, 1922, recorded with Suffolk Deeds, Book 4395, Page 212.


Being the same premises conveyed to the Grantor by deed of A. DaPrato Co. dated May 1, and recorded with said Deeds in Book 10855 Page 288

Address of Grantee: C/O Stephen T. Kunian, Singer, Stoneman
Kunian & Kurland, 100 Charles River Plaza, Boston, Mass.
Property: 356-360 Main Street, Boston (Charlestown), Massachusetts

CERTIFICATE OF SERVICE

I, EVANS J. CARTER, do hereby certify that true and correct copies of the foregoing PLAINTIFF'S MOTION TO AMEND COMPLAINT AND ADD PARTY DEFENDANTS, LIS PENDENS, and AFFIDAVIT were hand delivered this 14th day of November, 1985, to:

Stephen T. Kunian, Esq.
Singer Stoneman Kunian & Kurland
100 Charles River Plaza
Boston, MA 02114



Evans J. Carter
GOLDSTEIN, BURKIN, WENNETT & CARTER
18 Tremont Street
Boston, MA 02108
(617) 523-1385

DATED: November 14, 1985

(File No.)

194C-412-1A

[illegible]

194C-412-1A

Handwritten signature: *[Signature]*

Field File No. 194-C-412 - 1A(2)

Serial # of Originating Document _____

OO and File No. _____

Date Received 2/7/86

From _____
(Name of Contributor)

City of Boston
(Address of Contributor)

b6
b7c

By _____
(Name of Special Agent)

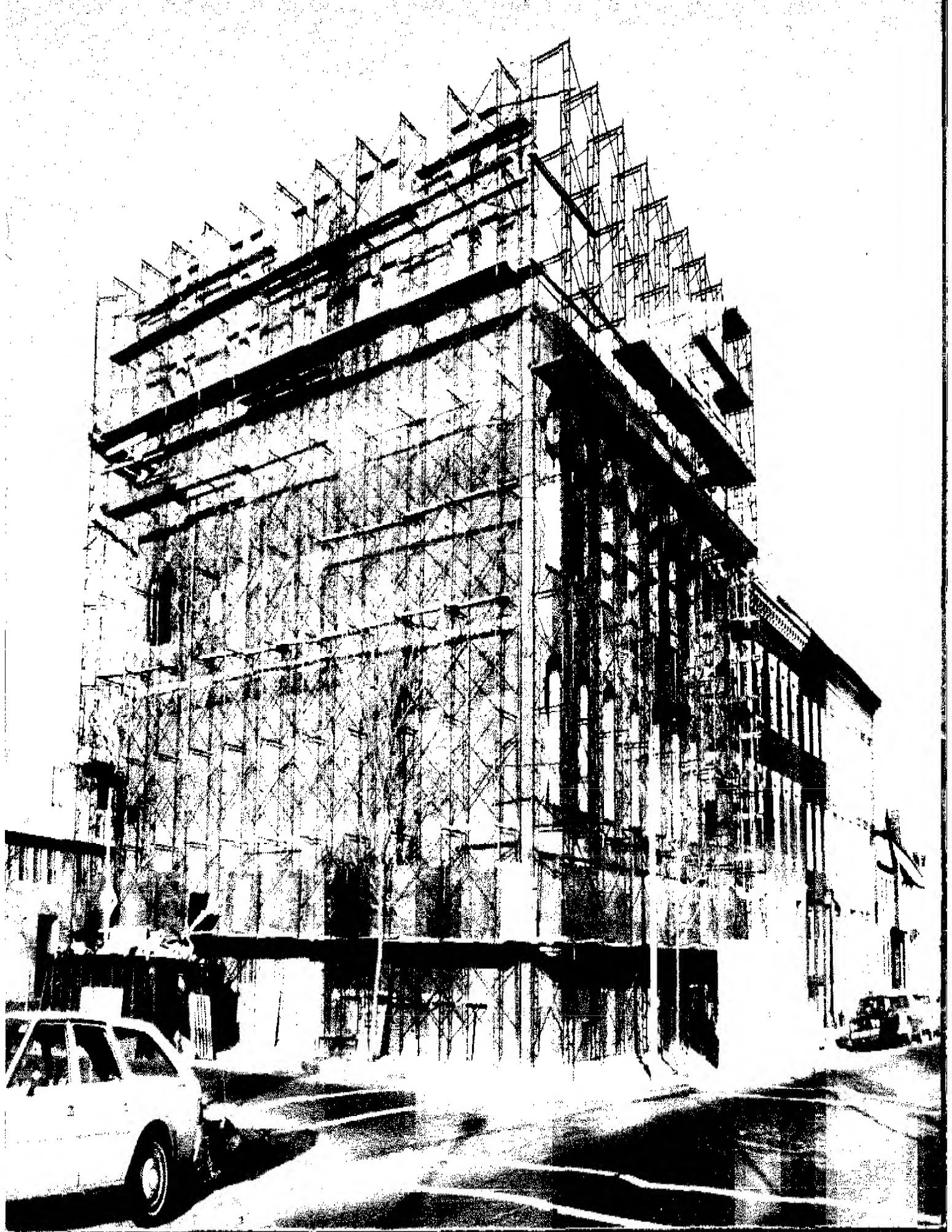
To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title: Photographs and building permits relating to
356-358 Main St. Charlestown

Reference: _____
(Communication Enclosing Material)

Description: ☐ Original notes re interview of _____



Feb 16, 1981

Deppate bldg
Charlottesville.

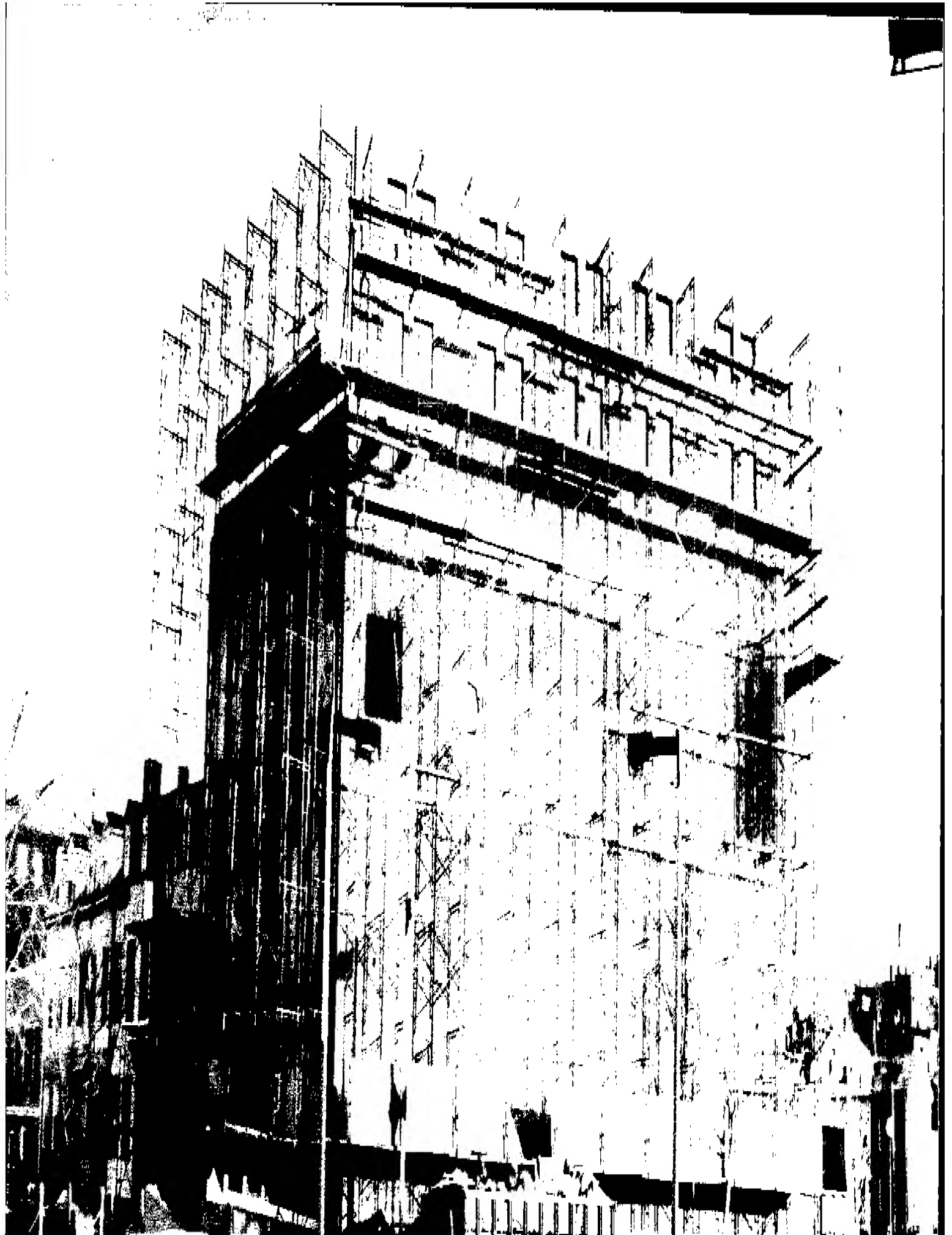
174C - 412 - 1A(2)



Feb 16, 1981
Deposits Bldg
Charlottesville

1981 - 1112

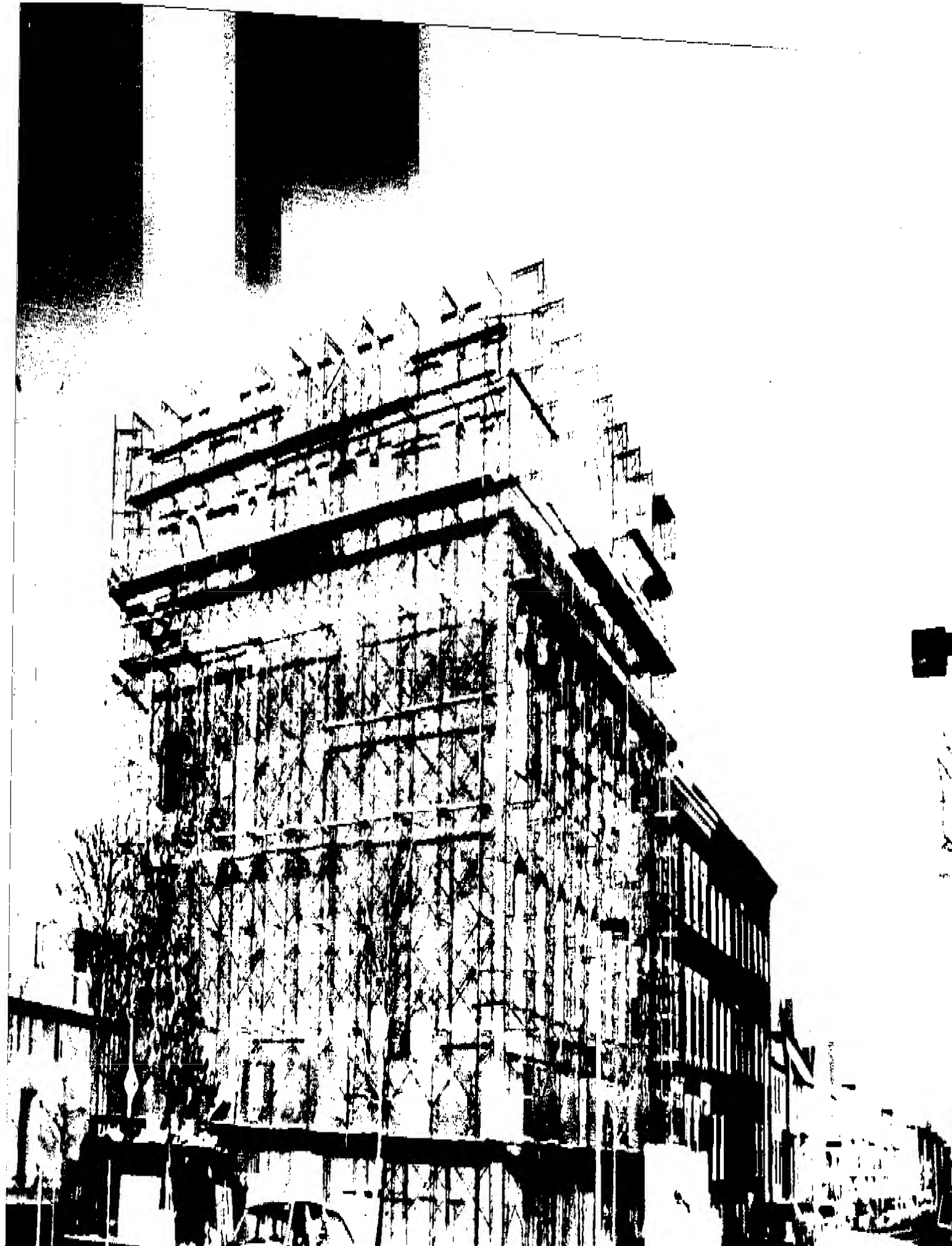
HA (2)



Feb 16, 1987

Depot Bldg
Charleston

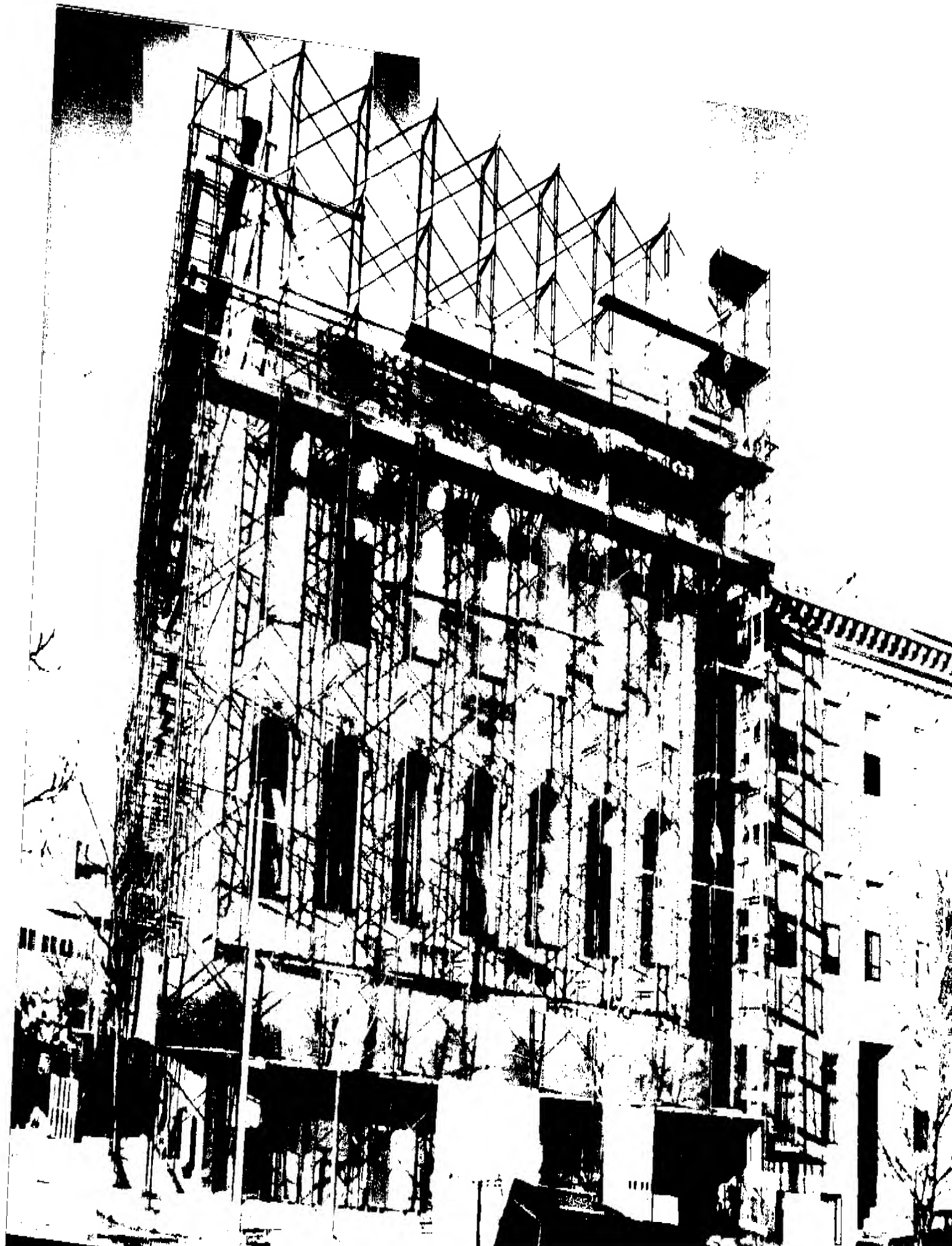
194c - 412 - 1A (2)



Feb 16, 1985

Departs Bldg
Chickentown

1940-412-1A (2)



Feb 16, 1912
Dephate bldg
Chalk town

100.00 - 412 - 117 (2)



1948 - 412 - 1A (2)

Feb 16, 1985

Dephato Bldg
Chahketown

Location, ownership and detail must be correct, complete and legible.

Duplicate application required ~~for~~ every building.

Plans must be filed with this application when required.

APPLICATION FOR PERMISSION TO AMEND PLANS

Boston, April 10, 19 85.

To the
BUILDING COMMISSIONER:

03-8-0295

The undersigned applies for permission to amend plans on file of the following-described building:

Location 356-358 Main St. Ward 2 District Chasn. 02129
 Name of owner is? [Redacted] Address same
 Name of Architect is? [Redacted] " [Redacted]
 Material of building is? Brick Material of roofing? Rubber
 What was the building last used for? 17 Apts Doe #2136/84
 Building to be occupied for 19 residential units
 Progress of work to date 70% completed

DETAIL OF PROPOSED AMENDMENTS

Change elevator shaft from 8" block to double layer 3/8" WOOD BOARD
 Delete 4th floor as shown on plans consisting of 8 bedroom and 4 baths.
 Add 3 bedrooms of 4th floor addition.

Permit # 2138/84

Cost \$ -0-

30N.

Signature of owner or authorized representative,

Address,

[Redacted Signature]
356-358 Main St.
Charlestown Ma.



CITY OF BOSTON — BUILDING DEPARTMENT

SPECIAL FORM APPLICATION No. _____ for Permit for

Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies to the Building Commissioner for a permit to perform the work described herein:

DATE 6/8/84Street and No. 356-358 Main Street Ward 2Name of Owner [Redacted] Address 356-358 Main St.Charlestown, MA. Zone _____ Fire Limit _____Type of Construction VI Group Occupancy and Division _____Size of building, feet front 50; feet rear 55; feet deep 70; No. of stories 4 1/2How is building NOW occupied? 19 Residential Units

Check all means of egress from this building:

Main stairs ☒ Back stairs ☒ Fire escapes _____ Con. balconies _____ Any other _____Is this work being done to remove Building Code violations? Yes _____ No ☒

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work — STATE EXACTLY WHAT WORK IS TO BE DONE: _____

1) To erect metal staging

2) To sandblast exterior brick

3) To do exterior masonry work

Estimated Cost, \$ 3000.

The facts set forth in this application, and in the accompanying plans, if any, are true statements, made under penalty of perjury.

Address 356-358 Main St.Phone [Redacted]

(Signature of Licensed Builder or Wrecker)

(Name of Contractor)

(Address) PO Box 928 Marshfield Ma

(Address) _____

Lic. No. [Redacted] Class ABCMy license expires 2/7/85Approved (date) 6-8-84

Permit granted _____

By DC

By _____

b6
b7C

JUN 12 1984

8872
Boston

January 27, 1984

[Redacted]
356 Main Street
Charlestown, MA. 02129

b6
b7C

Re: Application # 2138 Dated 1-12-84
Location 356-358 Main Street, Ward 2, H-1 Zone
Purpose Change occupancy from Statuary MFG/ and Storage to
nineteen (19) apartments and construct one story
rooftop addition.

Your application cited above is hereby refused as same would be in violation of
the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Articles 14, 15, 17, 21, and 23.

Section 14-2 The lot size is insufficient.

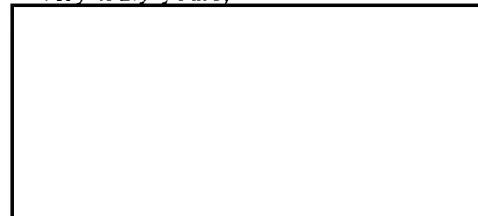
Section 15-1 The floor area ratio is excessive.

Section 17-1 The required amount of usable open space is not provided.

Section 21-2(b) The setback of parapet from the side lot line is not provided.

Section 23-1 The required amount of off-street parking spaces is not provided.

Very truly yours,



b6
b7C

DW:ls

Refusal of a permit may be appealed to the Board of Appeal within forty-
five days. Chapter 665 of the Acts of 1956, as amended through April 1963.



Raymond L. Flynn,

~~Kevin H. White~~

Mayor/INSPECTIONAL SERVICES DEPARTMENT/807 City Hall/Boston, MA 02201

BUILDING DIVISION



B D 512A



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON

2138 INSPECTIONAL SERVICES DEPARTMENT

Certified Street Numbers

356-358

Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 356-358 Main St. District Charlestown, Ward 2
Name of owner is?
Name of architect or engineer is?
Material of building is? Brick Style of roof? Flat Lic. No.
Size of building, feet front? 54 ; feet rear? 40 ; feet deep? 72 ; No. of stories? 3
No. of feet in height from sidewalk to highest point of roof? 56 Material of foundation? Stone
Thickness of external walls? 16" Party walls? 12"

Description
of Present
Building

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
Statuary MFG/ & Storage 2052/1957

Front stairs? Yes Back stairs? Yes Fire escape? Yes Con. balconies? Any other?
Is building equipped with automatic sprinkler system?
Type of construction? 3 Group occupancy? R2
Building to be occupied for ~~XXXXXX~~ Nineteen (19) Apartments after alteration

Description
of
Proposed
Extension

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? 72 ; No. of feet wide? 54 ; No. of feet high above sidewalk?
No. of stories high? 1 ; style of roof? Mansard ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Apartments Type of Construction.

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. SHALL BE INCLUDED)

To change occupancy from statuary and storage to 19 residential apartments and
~~rebuild mansard roof for 4th floor residential use~~
Construct one story addition to cover entire existing roof.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

\$800,000.00

Estimated cost, \$

2138

No. 7456

300. fee
PAID
JAN 12 PM
CITY OF BOSTON
INSPECTIONAL SERVICES

EXAMINATION OF PLANS

EXAMINATION OF PLANS

PERMIT NUMBERS

App



Supervisor of Plans.

Electrical

Gas

N/A

Plumbing

Sprinklers

STANDPIPE

AUX. H.E. SYS.

APPLICATION FOR

Permit for Alterations, Repairs or
Change of Occupancy

Arch./Struc./Safety



Location

No. 356-358 Main St.

own on plans

8-27-89

n plans

9/12/89

Plumbing

Gas

N/A

H.V.A.C.

Sprinklers

STANDPIPE

AUX. H.E. SYS.

own on plans

124/84

Ward 2

CONDITIONS

1/31 PF

IN LOAN OF ARTS
Feb 25, 1984
B2C-6810

BUILDING DEPARTMENT
CITY OF BOSTON
ZONING DIVISION
APPROVED

JUL 1984
ZONING ADMINISTRATOR

Appeal, decision of Board of
Assistant Commissioner
Inspectional Services Dept.
V.H.C.

Permit granted

SEPT 2 1984

ate issued

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(An appeal under the Boston Zoning Code to the Board of Appeal must be in writing on this form and filed in quadruplicate with the Inspectional Services Commissioner of the City of Boston, who shall retain one for his files and transmit one to the Board of Appeal, one to the Boston Redevelopment Authority, and the other to the Zoning Commission.)

APPEAL

under Boston Zoning Code

Boston, Massachusetts,.....1/27....., 19..84

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being..........
Here insert words descriptive of interest in lot, such as the owner(s)

b6
b7c

of the lot at.....356-358 Main St.....Ward 2.....
number street district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston from the following action taken by the Inspectional Services Commissioner on...1/27/84
date

(Here copy letter of refusal in full):

Boston

January 27, 1984

356 Main Street
 Charlestown, MA. 02129

Re: Application # 2138 Dated 1-12-84

Location 356-358 Main Street, Ward 2, H-1 Zone

Purpose Change occupancy from Statuary MFG/ and Storage to nineteen (19) apartments and construct one story rooftop addition.

Your application cited above is hereby refused as same would be in violation of the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Articles 14, 15, 17, 21, and 23.

Section 14-2 The lot size is insufficient.

Section 15-1 The floor area ratio is excessive.

Section 17-1 The required amount of usable open space is not provided.

No.

1295 APR 14 1985

30

APPLICATION FOR
PERMISSION TO AMEND PLANS

Location

No. 356-358 Main St., Chasn. 02129

Ward 2 District Chasn.

Boston, 19

To the Building Commissioner:

Sir,—I have examined the premises and find
same as herein described.

Inspector.

CONDITIONS

Doc. No. of 19 File

Amended Plans Approved

City of Boston

Inspectional Services Department

BY

EXAMINATION OF PLANS
AND
MEMORANDA

b6
b7C

Inspectional Services Department

APPROVED

as shown on plans

BY

7/4/85

FINAL REPORT.

19

Approved amendment received

Amended plans as approved on job?

Work completed in accordance therewith?

Inspector.

SERVICES DEPARTMENT

01752

No. for Per-

Alterations Not Involving

CHANGES OF OCCUPANCY

Commissioner, Inspectional Services,

29, 1983

Charlestown

Ward

2

Address 4 Carroll Road, Woburn

Zone

Fire Limit

Group Occupancy and Division

ar 75 ; feet deep 100 ; No. of stories 3

atuary Work

apes Con. balconies Any other

Code Violations? Yes No X

E COMMENCED AND COMPLETED FORTHWITH

Y WHAT IS TO BE DONE:

ght Side Elevation and Patch-up.

Estimated Cost, \$1,400.00.

and in the accompanying plans, if any, are true state-

21 Address

Phone.

The Cousins Constr. Co., Inc.

(Name of Contractor)

rd (Address) 348 Medford St.

Charlestown, Mass. 02129

Permit granted

By

INSPECTIONS MADE

INSPECTOR'S FINAL REPORT

Date

Remarks

INSPECTOR'S MEMORANDA

Building Inspector

Answer "yes" or "no"

Is egress satisfactory?

Answer "yes" or "no"

Has the work enumerated in this application been completed and approved?

1983



CITY OF BOSTON - INSPECTIONAL SERVICES DEPARTMENT

SPECIAL FORM APPLICATION No. for Per-
mit for Demolition, Ordinary Repairs & Minor Alterations Not Involving
Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services,
for a permit to perform the work described herein:

DATE April 4, 1984

Street and No. 356-358 Main Street Ward 2

Name of Owner [Redacted] Address 356-358 Main Street

Zone H-1 Fire Limit

Type of Construction VI Group Occupancy and Division

Size of building, feet front 52'; feet rear 52'; feet deep 60'; No. of stories 3

How is building NOW occupied? Statuary, Warehouse

Check all means of egress from this building:

Main stairs X Back stairs X Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No X

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work - STATE EXACTLY WHAT IS TO BE DONE:

To remove debris and old statues from the premises.

Estimated Cost, \$ 8

in the accompanying plans, if any, are true state-

Address

Phone

(Signature of Licensed Builder or Wrecker)

(Name of Contractor)

(Address)

(Address)

Lic. No. Class

My license expires

Approved [Signature]

Permit granted

By [Signature]

By

Charlestown, Mass. 02129

(Address) 348 Medford St.

(Name of Contractor)

The Cousins Constr. Co., Inc.

Phone [Redacted]
Address [Redacted]

nd in the accompanying plans, if any, are true state-

Estimated Cost, \$ 17,400.00

[Redacted]

it Side Elevation and Patch-up.

WHAT IS TO BE DONE:

COMMENCED AND COMPLETED FORTHWITH

de Violations? Yes No X

Con. balconies Any other

uary Work

75; feet deep 100; No. of stories 3

Group Occupancy and Division

Zone Fire Limit

ry Address 4 Carroll Road, Woburn

Charlestown Ward 2

29, 1983

tioner, Inspectional Services,

ANGES OF OCCUPANCY

Alterations Not Involving

No. for Per-

017552

SICES DEPARTMENT



CITY OF BOSTON — BUILDING DEPARTMENT

SPECIAL FORM APPLICATION No. _____ for Permit for

Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies to the Building Commissioner for a permit to perform the work described herein:

DATE 6/8/84

Street and No. 356-358 Main Street Ward 2

Name of Owner [Redacted] Address 356-358 Main St.
Charlestown, MA. Zone Fire Limit

Type of Construction VI Group Occupancy and Division

Size of building, feet front 50; feet rear 55; feet deep 70; No. of stories 4 1/2

How is building NOW occupied? 19 Residential Units

Check all means of egress from this building:

Main stairs X Back stairs X Fire escapes Con. balconies Any other

Is this work being done to remove Building Code violations? Yes No X

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work — STATE EXACTLY WHAT WORK IS TO BE DONE:

- 1) To erect metal staging
- 2) To sandblast exterior brick
- 3) To do exterior masonry work

Estimated Cost, \$ 3000.

The facts set forth in this application, and in the accompanying plans, if any, are true statements, made under penalty of perjury.

Address 356-358 Main St.

Phone [Redacted]

(Signature of Owner or Authorized Agent)

[Redacted Signature]

(Name of Contractor)

(Address) PO Box 928 Marshfield Ma. (Address)

Lic. No. [Redacted] Class ABC

My license expires 2/7/85

Approved [Redacted] Permit granted

By [Redacted] By

No. A-229 P1-30
9230-

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b7C

APPLICATION FOR

PERMISSION TO AMEND PLANS

Location

No. 356-358 Main St

Ward 2 District

Boston, 19

To the Building Commissioner:

Sir, — I have examined the premises and find same as herein described.

Inspector.

2/22/85 CONDITIONS 6/14/84

Doc. No. of 19 File

Amended Plans Approved

9/8 18

City of Boston

Inspectional Services Department

[Redacted Signature]

INSPECTIONS MADE

Date

INSPECTOR'S FINAL REPORT

Caputo 19 *88*

Has the work enumerated in this application been completed and approved?

Answer "yes" or "no" *Yes*

Is egress satisfactory?

Answer "yes" or "no" *Yes*

Building Inspector

INSPECTORS' MEMORANDA

Remarks

b6
b7C

Form BD 7



Location, ownership and detail must be correct, complete and legible.

Duplicate application required for every building.

Plans must be filed with this application when required.

APPLICATION FOR PERMISSION TO AMEND PLANS

Boston, February 15, 1985.

To the

BUILDING COMMISSIONER: *03-85-0284*

The undersigned applies for permission to amend plans on file of the following-described building:

Location 356-358 Main Street Ward 2 District Charlestown
 Name of owner is? [Redacted] Address 356-358 Main Street
 Name of Architect is? [Redacted] " [Redacted]
 Material of building is? Brick Material of roofing? T&G
 What was the building last used for? Warehouse
 Building to be occupied for 19 Residential units

Description of Building.

ADDRESS _____

u/2

MAY 30 1985
BELOW FOR OFFICE USE ONLY

SKETCHES

PROGRESS INSPECTIONS

FEE _____

No. 245

ngl jo

APPLICATION FOR PERMIT TO DO PLUMBING

356-358 main st

NAME & TYPE OF BUILDING

LOCATION OF BUILDING

PLUMBER

PERMIT GRANTED

DATE 7-30 1984

255

b6
b7c

INSPECTIONS MADE

Date

4

ion

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b7C





CITY OF BOSTON - INSPECTIONAL SERVICES DEPARTMENT

SPECIAL FORM APPLICATION No. 1-57 for Per-

mit for Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services, for a permit to perform the work described herein:

DATE April 4, 1984

Street and No. 356-358 Main Street Ward 2

Name of Owner [Redacted] Address 356-358 Main Street

Zone H-1 Fire Limit

Type of Construction VI Group Occupancy and Division

Size of building, feet front 52'; feet rear 52'; feet deep 60'; No. of stories 3

How is building NOW occupied? Statuary, Warehouse

Check all means of egress from this building:

Main stairs X Back stairs X Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No X

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work - STATE EXACTLY WHAT IS TO BE DONE:

To remove debris and old statues from the premises.

COST REFLECTED ON LF # 2138/84

Estimated Cost, \$ 1000

the accompanying plans, if any, are true state-

Address

Phone

(Signature of Licensed Builder or Wrecker)

(Name of Contractor)

(Address) (Address)

Lic. No. Class

My license expires

Appro [Signature] Permit granted

By [Redacted] By

PAID 1984 APR -5 PM 3:17 CITY OF BOSTON INSPECTIONAL SERVICES

Charles town, Mass. 02129

(Address) 343 Medford St.

(Name of Contractor)

The Cousins Const. Co., Inc.

Phone

Address

and in the accompanying plans, if any, are true state-

E

On Side Blawie and Patching

LY WHAT IS TO BE DONE

BE COMMENCED AND COMPLETED FORTHWITH

Code Violations? Yes No X

Any other

Con. balconies

escapes

statuary work

ear. 75'; feet deep 100'; No. of stories

Group Occupancy and Division

Zone

Fire Limit

Address 4 Carroll Road, Charlestown

Charles town

Ward 2

Commissioner, Inspectional Services,

CHANGES OF OCCUPANCY

or Alterations Not Involving

for Per

10752

SERVICES DEPARTMENT

APR 9 1984



CITY OF BOSTON

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

No. 81393
Boston, 9-18 1985

Inspectional Services, 808 City Hall.

The undersigned applies for a permit to do electrical work described below:

AT 356-358 MAIN ST. CHARLESTOWN Ward 2
(Street and Number) (District)

FOR [Redacted] Address SAME

What is the building to be occupied for? MULTIPLE FAMILY DWELLING

Minimum Fee (if applicable) \$10.00
Service (amperage and voltage) 1600 amps 120/208/30/4W
Meter Loops 20 METERS \$5.00 each

Additional Work

SCOPE: TO WIRE EACH CONDO UNIT FOR HEAT, LIGHT, POWER IN ACCORDANCE WITH MASS. ELECT. CODE AND LOCAL AUTHORITY.

in Comp #111#
Permit #31854

SERVICE

\$.25 per ampere, 240 volts or less \$.75 per ampere, over 240 volts

ALTERATION, RELOCATION, INSTALLATION or REPAIR

\$.25 per ampere, 240 volts or less \$.75 per ampere, over 240 volts

TEMPORARY SERVICE — \$25 primary fee, plus \$10.00 per month (six months)

Television — \$50.00 per 24 hour period or part thereof

TOTAL 300.00
Fees and checked

Where fee

Licensee

Address

License No.

BD 28

BD 412

CITY OF BOSTON-INSPECTIONAL SERVICES DEPARTMENT
ELECTRICAL INSPECTION

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b7c



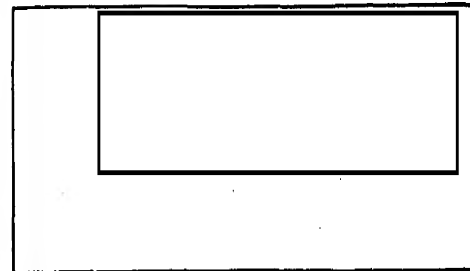
PERMIT TO PERFORM WORK

PLAN ROOM

BOSTON, MASS.

Sept. 23

PERMISSION IS GRANTED TO:



E # 81

TEL. #

A-
LIC. # 81

TO PERFORM WORK DESCRIBED BELOW:

AT 356-358 Main Street Charlestown WARD 2

OR [Redacted]

MAIN SWITCH OR CIRCUIT BREAKER (GIVE AMPERAGE) 1600
20 meters

NO. METER LOOPS

ADDITIONAL WORK

To wire each condo unit for heat power in accordance with Mass. elec and local authority.

COPT 01

FEE APPROVED BY

\$300.00 LB/bw

Notify Inspector for rough and/or final
Permit must be obtained before commencing any, and all work Comp
G.L.C. 141 & all applicable laws & ordinances is required & understood

Speed Letter.

BD 1

b6 -
b7C

356 Main Street

Charlestown, MA. 02129

From

City of Boston

Inspectional Services Dept.

Room 307, City Hall

Boston, Massachusetts 02201

Subject:

Application #2138/84

356-358 Main Street, Ward 2

MESSAGE

Certified plot plans, floor plans, and a zoning computation form are required.

If there is no response after 30 days of the below date, your documents will be deemed abandoned.

JPC:ls

Date 1-24-84

REPLY

of
Proposed
Extension

No. of stories high? 1

Of what material will the extension be built?

How will the extension be occupied? Apartments Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

To change occupancy from statutory and storage to 28 residential apartments and
~~rebuild mansard roof for 4th floor residential use~~

Construct one story addition to cover entire existing roof.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

\$800,000.00

Estimated cost, \$
Phone 489-1114

Location, ownership and detail must be correct, complete and legible.

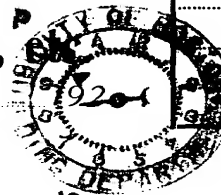
Separate application required for every building.

Plans must be filed with this application.



Application for Permit for Alterations,

Boston,



Street Numbering Inspector.

To the
BUILDING COMMISSIONER:

The undersigned applies for a permit to alter the following-described building:—

Location, 257 360 Main Street, Charlestown Ward 2
 Name of owner is? [Redacted] Address, [Redacted]
 Name of contractor is? Franklin Bros Co " Charlestown
 Name of architect is? [Redacted] "
 Material of building is? Brick Style of roof? Wood Material of roofing? Tar gravel
 Size of building, feet front? 60; feet rear? 60; feet deep? 25; No. of stories? 3
 Size of L, feet long? [Redacted]; feet wide? [Redacted]; feet high? [Redacted]; No. of stories? [Redacted]; roof? [Redacted]
 No. of feet in height from sidewalk to highest point of roof? 4.8 Material of foundation? Stone
 Thickness of external walls? 20 1/2 Party walls? [Redacted] Distance from line of street? [Redacted] Width of street? 60
 What was the building last used for? Stables How many families? [Redacted] Number of stores? [Redacted]
 Nature of egress, front stairs? 6 Back stairs? 4 Fire escape? Yes Con. balconies? [Redacted]
 Size of lot front? [Redacted]; rear? [Redacted]; deep? [Redacted]
 Building to be occupied for Stables after alteration

DETAIL OF PROPOSED WORK.

Bridges as per plan submitted to connect
with next building on third floor

Estimated cost, \$ 300

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long? 4.6; No. of feet wide? 8; No. of feet high above sidewalk? 3.6
 No. of stories high? one; style of roof? Tar & gravel material of roofing Tar & gravel
 Of what material will the extension be built? Steel concrete Foundation? [Redacted]
 If of brick, what will be the thickness of external walls? 8 inches; and party walls [Redacted] inches.
 How will the extension be occupied? as passage How connected with main building? fire doors
 Distance from lot lines:—Front? [Redacted]; right side? [Redacted]; left side? [Redacted]; rear? [Redacted]
 Area of lot covered after extension [Redacted] %

Signature of owner or
authorized representative,

Address,

License No. [Redacted] Class B.C.Signature [Redacted]Address, [Redacted]My license expires Oct 4 1930

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

OCT 7 - 1929

No. 4318



Fee Paid

1

EXAMINATION OF PLANS.

The material facts set forth in this application and on accompanying plans are a true statement, made under the penalties of perjury.

Name

Address

EXAMINATION OF PLANS.

OCT 10 1929

Approved

1929



RESERVED FOR ZONING DIVISION.

Permit for Repairs, Alterations, etc.

Location

No. 355 Main St.

Ward 2

CONDITIONS.

B80

Permit granted.

OCT 10 1929

Permit filled out by

Plan number File number

Examined

OCT 10 1929

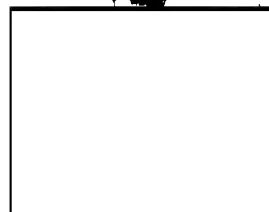
By [Signature]

RECORDS DEPARTMENT

ZONING

APPROVED

OCT 8 1929



Plan Filed with application

AUG 12 1940

Fee Paid.....

EXAMINATION OF PLANS
AND
MEMORANDA

APPLICATION FOR
PERMISSION TO AMEND PLANS

Location
1036 Main St.

Dist 2 District Cha

Appl. July 16 1940

To the Building Commissioner:

Sir: I have examined the premises and find
same to conform with

CONDITIONS

252-1
R27

Amended Plans Approved
APPROVED

File Number R-27

b6
b7C



Location, ownership and detail must be correct, complete and legible.

Duplicate application required for every building.

Plans must be filed with this application when required.

APPLICATION FOR PERMISSION TO AMEND PLANS

Boston, August 12 1940

To the
BUILDING COMMISSIONER:

The undersigned applies for permission to amend plans on file of the following-described building:

Descrip-
tion of
Building.

Location..... 356 Main St. Charlestown Ward..... District.....
Name of owner is? [Redacted] Address 356 Main St Charlestown
Name of Architect is? [Redacted] " Boston Mass
Material of building is? Brick & Wood Material of roofing? T + G.
What was the building last used for? Manufacturing Stationary
Building to be occupied for..... Manufacturing Stationary
Progress of work to date.....

DETAIL OF PROPOSED AMENDMENTS

Build a new elevator enclosure from Basement
to Roof Line of Steel & Guide Block walk with
a pair of Tin clad doors to each floor as
Per P.O. submitted

Cost \$ 900.00

Signature of owner or author-
ized representative,

Address,

P. De Paolo Co.

[Redacted Address Box]

No.

A174

AUG 12

E

APPLICATION FOR

PERMISSION TO AMEND PLANS

Location

No.

Ward

2

District

Cha

Boston,

Aug. 16 1940

To the Building Commissioner:

Sir, - I have examined the premises and find
same as herein d

CONDITIONS

Amended Plans Approved

19

Plan Number

File Number

R-27

6280 #

No. JB1501

Location 356 Main St

Ward 2

Name of persons notified

A. Daprato Co,

61 Puffer Lane

Sudbury MA 01776

19

12 6 74 Reported by CARDINALE

12 6 74 Notice served by MAIL

Final notice served by

Referred to Law Dept

Recommended for Prosecution

Head Constr. & Sfty. Insp. Div.

Approved for Prosecution

Building Commissioner

VIOLATION REMOVED

Date:

RE-EXAMINATIONS

INSPECTOR'S COMMENTS

12-30-74 Hld Per

COURT 2-3-75 ✓

Hld 2-26-75

C7 Action 11-13-75 BTV ✓

Closed 4-11-75 ✓

FINAL REPORT

Boston,

To the Building Commissioner:

I have inspected the above premises, and find that

April 3 1975
Cardinale corrected

py



BUILDING DEPARTMENT

INSPECTOR'S VIOLATION REPORT

Boston,

Dec 6 1974

TO THE BUILDING COMMISSIONER:

The building or structure.....

Located at.....

356 Main St Chs. Ward 2

was inspected by me on (date).....

Name of owner.....

address,.....

" " lessee or agent.....

Building Type.....

3B

No. of stories.....

4

feet high.....

56

Legal Occupancy of record.....

Stationary Manufacturing F2+3

Group.....

Vacant (.....)

Occupied (.....)

Dimensions of building.....

54 x 54

Zone.....

Fire Limits.....

2nd

I find the following violations of law:— Chapter 479, Acts of 1938 as amended, to wit:

Sections.....

116 D

unsafe and dangerous
Right side wall is in danger
of collapse. Bricks missing and loose
mortar joints open. All walls
of this building need pointing.

To remedy this condition, apply forthwith to this department for permit to:

Repair
the right side wall and
point building where necessary

b6
b7c

EXAMINATION

I have examined the above report and I concur in Inspector's findings and remedy, except that I recom-
mend.....



Inspections Division



Date:.....

12-6-74

Date:.....

12-6-74



BUILDING DEPARTMENT

INSPECTOR'S VIOLATION REPORT

Boston, *Mar 25* 1983

TO THE BUILDING COMMISSIONER:

The building or structure *Charlestown*

Located at *356 Main St* Ward *2*

was inspected by me on (date) *Mar 25, 1983*

Name of owner address,

" " lessee or agent. "

Building Type *3* No. of stories *4* feet high *36*

Legal Occupancy of record *Shawmut Mfg. Group F&S* Vacant () Occupied (☒)

Dimensions of building *54 x 75* Zone *H-1* Fire Limits *Ind*

I find the following violations of law: -Statutes of 1972, Chapter 802, amended, to wit:

Sections *17B.1 Unsafe and Dangerous. Right side wall is in danger of collapsing, bolts loose and bricks fractured. Building also needs painting.*

To remedy this condition, apply forthwith to this department for permit to: *repair or*

Repe

EXAMINATION

I have examined the above report and I concur in Inspector's findings and remedy, except that I recommend.

PR 01 1983

Date: *3/28/83*

Date: *3-28-83*

No. UB-790-83

RE-EXAMINATIONS

Location 356 Main St

Ward 2

Name of persons notified

A. DAGRATO G.

356 Main St., Charlestown,
Mass. 02126

1983

3-28

Reported by

4-1

Notice served by

MAIL

Final notice served by

Referred to Law Dept

Recommended for Prosecution

Head Constr. & Sfty. Insp. Div.

Approved for Prosecution

Building Commissioner

VIOLATION REMOVED

Date:

INSPECTOR'S COMMENTS

FINAL REPORT

Boston,

To the Building Commissioner:

I have inspected the above premises, and find that

Violation removed

Inspector.

b6
b7C



BUILDING DEPARTMENT

INSPECTOR'S VIOLATION REPORT

Boston, 8-17, 1979

TO THE BUILDING COMMISSIONER:

The building or structure.....

Located at 356 Main St

Ward 2

was inspected by me on (date).....

Name of owner.....

address.....

" " lessee or agent.....

Building Type.....

No. of stories.....

feet high.....

Legal occupancy of record Commercial

Group.....

Vacant (.....)

Occupied (✓)

Dimension of building.....

Zone.....

Fire limits.....

I find the following violations of Massachusetts State Building Code, Stat. 1972, Chap. 802, Sections 104 and Article 16, which adopts Chapter 143 of the General Laws, Section 61. All elevators, dumbwaiters, and moving stairways must be maintained in a safe, operable condition and must be safety-tested annually. The elevator and/or elevators, etc., in this building have not been safety-tested as required, since Oct 14, 1977.

To remedy this condition, apply forthwith to this department for permit to engage the services of a licensed elevator mechanic to apply forthwith to the Boston Building Department to safety-test and make all necessary repairs, or cease operation forthwith and obtain a permit to secure the elevator.....

Leon
Inspector

EXAMINATION

I have examined the above report and I concur in Inspector's findings and remedy, except that I recommend.....

AP



on

Date 8-23-79

Date 8-17-1979

PRINTING SECTION

b6
b7C

No. V00651

Location 356 Main St.

Ward 2

Name of persons notified

A. DaPrato Co.

356 Main St.

Charlestown, Ma 02129

19

8-17-79

Reported by

8-24-79

Notice served by Mail

Final notice served by

Referred to Law Dept.

Recommended for prosecution

Head Constr. & Sfty. Insp. Div.

Approved for prosecution

Building Commissioner

VIOLATION REMOVED

Date

RE-EXAMINATIONS

10/2/79 SK 8/27/79

FINAL REPORT

Boston,

10. 24.

1979.

To the Building Commissioner:

I have inspected the above premises, and find that

The referenced area has been cleared and the area is now safe for use. Permitted # 1520

b6
b7C

ELEVATOR DIVISION
ROUTING SHEET

356 Main St
No. (S) P-3-8369


Ward 2

ritten	Date	Inspector's Name	Released	Remarks
	8-17-74	[Redacted]	[Redacted]	[Redacted]
tor	8-17-74	[Redacted]	[Redacted]	[Redacted]
ervisor	8-17-74	[Redacted]	[Redacted]	[Redacted]

ELEVATOR DIVISION

ROUTING SHEET

Address..... 356 Main St Ward 2
Elevator No. (S)..... P-3-8369

	Date	Inspector's Name	Released	Remarks
Violation written.....	<u>8-17-79</u>			
Chief inspector.....	<u>8-17-79</u>			b6 b7C
Division supervisor.....	<u>8-20-79</u>		<u>8-20-79</u>	<u>BD ZID E</u>
Legal.....				
Title search.....				
Complaint Division.....				
Notice to owner.....				
Administrative section.....				
Permit applied for? If not, date to Court.....				
Otherwise, inspector signs off.....				

Date of last safety test..... 10-14-77 Permit No. 715

Inspector:

Elevator Co. Ideal

failure to maintain &

No. 2052

TIRE

PAID
JUL - 9 '40
CITY

Fee Paid

EXAMINATION OF PLANS

and
ma

Na

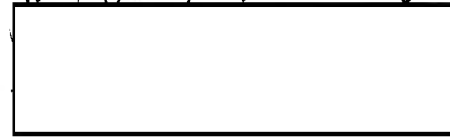
Ad

APPLICATION FOR

EXAMINATION OF PLANS

Permit for Repairs, Alterations, etc.

Approved July 15 1940



b6
b7C

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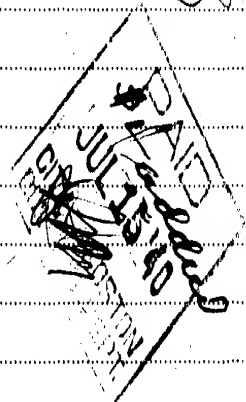
Location

No. 356 Main Street,

Ward 2

CONDITIONS

B80



Permit granted

JUL 18 1940

194

Permit filled out by

Plan number File number R27

Plan filed with

RECEIVED

Location, ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.



Application for Permit for Alterations, etc.

Boston, 9 1940.To the
BUILDING COMMISSIONER:

The undersigned applies for a permit to alter the following-described building:—

Location, 356 Main St. District, Charlestown Ward 2
 Name of owner is? A. Da Prato Co. Address 356 Main St. Charlestown
 Name of contractor is? C. A. Dodge Co. " 2 Erie St. Cambridge
 Name of architect is? [Redacted] " [Redacted]
 Material of building is? Brick Style of roof? Mansard Material of roofing? T.G. & Slate
 Size of building, feet front? 54'0"; feet rear? 40'0"; feet deep? 72'0"; No. of stories? 4
 Size of L, feet long? -; feet wide? -; feet high? -; No. of stories? -; roof? -
 No. of feet in height from sidewalk to highest point of roof? 56'0" Material of foundation? Stone
 Thickness of external walls? 16"12" Party walls? - Distance from line of street? 0 Width of street? 50'0"
 What was the building last used for? Statuary Mfg. Storage many families? - Number of stores? -
 Nature of egress, front stairs? Yes Back stairs? Yes Fire escape? Yes Con. balconies? -
 Size of lot front? 60'0" rear? 46'0"; deep? 72'0"
 Is a street occupancy permit necessary? Yes
 Building to be occupied for Same after alteration.

DETAIL OF PROPOSED WORK.

Remove Mansard Roof. Lay New Roof. Repair fire
damage. Install new wood girders at 3rd Floor.

THE REPAIR

Estimated cost, \$ 68.00
5000.00

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long? -; No. of feet wide? -; No. of feet high above sidewalk? -

CERTIFIED STREET NOS.

356

Main St
Hadr

Street Numbering Inspector.

b6
b7c

PERMIT MUST BE OBTAINED BEFORE BEGINNING

No. **V 00533**

RE-EXAMINATIONS

Location **356 MAIN ST**

Ward **2**

Name of persons notified

A. DAPRATO, INC.

356 Main St,

Charlestown MA 02129

19
FEB 14 1977

Reported by

MAY 27 1977

Notice served by

MAIL

Final notice served by

Referred to Law Dept.

Recommended for Prosecution

Head Constr. & Sfty. Insp. Div.

Approved for Prosecution

Building Commissioner

INSPECTOR'S COMMENTS

Copy 6-24-77

VIOLATION REMOVED

Date:

P. 12 Elev.

FINAL REPORT

Boston,

19

To the Building Commissioner:

I have inspected the above premises, and find that

*Report completed Teated 10-22-77
Permit 1201 12/16/77 Per # 520
Reg # P-3-8369*

b6
b7c



BUILDING DEPARTMENT

INSPECTOR'S VIOLATION REPORT

Boston, 2-14-77 1977

TO THE BUILDING COMMISSIONER:

The building or structure.....

Located at ~~82-129~~ 356 Main St P-3-8369 Ward 2

was inspected by me on (date).....

Name of owner..... address,.....

" " lessee or agent.....

Building Type..... No. of stories..... feet high.....

Legal Occupancy of record Commercial Group..... Vacant (.....) Occupied (☒)

Dimensions of building..... Zone..... Fire Limits.....

I find the following violations of Massachusetts State Building Code, Stat. 1972 Chap. 802, Sect. 104, and Sections Article 16 which adopts Chapter 143 of the General Laws, Chapter 143, Section 64.

All elevators, dumbwaiters and moving stairways must be maintained in a safe operable condition and must be safety tested annually. The elevator/and or elevators, etc. in this building have not been tested as required.

To remedy this condition, ~~apply forthwith to this department for permit to:~~ a licensed elevator mechanic must take out a permit to perform elevator work and make all necessary tests and repairs.

EXAMINATION

I have examined the above report and I concur in Inspector's findings and remedy, except that I recommend.....



ns Division

Date: 2-14-77



Chief Inspector

Date: 2/14/77

b6
b7c

M C 13 V 976

No.

Location 356 MAIN ST *Wd 2*

Ward *025*

Name of person notified
A DaPrato Co, Inc,
~~XXXXXXXX~~ 356 Main St.
Charlestown MA 02129//Cy: 61
Puffer Ln, Sudbury MA 01776

19

9-5-75 Reported by

9-26-75 Notice served by MAIL

Final notice served by

Referred to Law Dept.

Recommended for Prosecution

Head Constr. & Sfty. Insp. Div.

Approved for Prosecution

Building Commissioner

VIOLATION REMOVED

Date:

p. 5 & pastor

RE-EXAMINATIONS

RECEIVED

Mac
SEP 12 10 35 AM 1975

PLANNING DEPARTMENT
CITY OF BOSTON

FINAL REPORT

Boston,

5 13

1975

To the Building Commissioner:

I have inspected the above premises, and find that
elevator was tested 10.22.79. H 520

Inspector.

b6
b7C



BUILDING DEPARTMENT

INSPECTOR'S VIOLATION REPORT

Boston, Sept 5, 1975 19

TO THE BUILDING COMMISSIONER:

The building or structure.....

Located at 356 Main St Charlestown Ward 2

was inspected by me on (date).....

Name of owner..... address,.....

" " lessee or agent.....

Building Type..... No. of stories..... feet high.....

Legal Occupancy of record..... Group..... Vacant (.....) Occupied (☒)

Dimensions of building..... Zone..... Fire Limits.....

143, Mass. General Laws Annotated

I find the following violations of law:— Chapter ~~222~~ Acts of 1938 as amended, to wit:

Sections 64 and Sec. 104, Chapter 802 - all elevators must be maintained in a safe operating condition and must be safety tested annually.

b6
b7C

To remedy this condition, apply forthwith to this department for permit to: engage the services of a licensed elevator mechanic to apply forthwith to the Building Department, City of Boston, to safety test and make any necessary repairs.

EXAMINATION

I have examined the above report and I concur in Inspector's findings and remedy, except that I recommend.....

API

ctions Division

Date: 9-9-75

Date: 9/5/75

No. 324

APR 26 1957

LOCATION

356 Main St

Ward 2

ZONING DISTRICT

Boston, March 27, 1957

To the Building Commissioner:

Sir,—I have examined the premises and find same as herein described.



FINAL REPORT

Jan 14 1958

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? Doc. No. of 19

Violation recorded 10



Inspector.

PERMIT GRANTED

DATES WHEN EXAMINED

VISITS	DATE	HOUR	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

b6
b7C

EGRESS INSPECTOR'S REPORT

This building is provided with satisfactory exits.

DATE

Upon examination of this building for a lathing permit, we find that it conforms with the approved plans and with all the requirements of the Building and Zoning Laws.

Signature of Licensed Builder.

Signature of Building Inspector.

2549 - 956
358
MAIN

Plat filed with application

APR 26 1957

2549
356 - 358
MAIN

Last Long Form*

Tel No.
Name
Date

SYNOPSIS

B D 2A

Description
of Present
Building

Location,..... 356 Main Street..... District,..... Charlestown..... Ward 2.....
Name of owner is? A. Da Prato Co. Address, Same
Name of architect or engineer is? " Lic. No.....
Material of building is? Brick Style of roof? mansard Construction of roof? T & G
Size of building, feet front? 54 ; feet rear? 40 ; feet deep? 72 ; No. of stories? 4
Size of L, feet long? ; feet wide? ; feet high? ; No. of stories? ; roof?
No. of feet in height from sidewalk of highest point of roof? 56 Material of foundation? stone
Thickness of external walls? Party walls? Physical value of building?
What was the building last used for? Statuary Mfg and Storage
Front stairs? Yes Back stairs? yes Fire escape? yes Con. balconies? Any other?
Type of construction? IV Group occupancy? F2 + 3 Number of employees?
Building to be occupied for same after alteration

IF EXTENDED ON ANY SIDE.

Description
of
Extension

Size of extension, No. of feet long? 40 ; No. of feet wide? 10 ; No. of feet high above sidewalk? 13
No. of stories high? 1 ; style of roof? flat ; material of roofing? T & G
Of what material will the extension be built? concrete ; Foundation? concrete
If of brick, what will be the thickness of external walls? 12" inches; and party walls..... inches.
How will the extension be occupied? Metal workshop How connected with main building? door
Distance from lot lines:—Front? on line right side? connected to building left side? on line ; rear? on line
Area of lot covered after extension % Type of Construction IV

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Erect extension, metal workshop, as per plans filed herewith.



CITY OF BOSTON — BUILDING DEPARTMENT — ELEVATOR DIVISION

902 City Hall Annex

DATE June 29, 1937

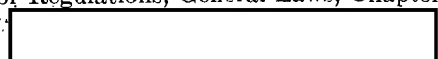
Location 356 Main St Ward 2
Owner or lessee L. J. ... Address ...

REQUIRED Div. Sec. Reg.
Div. Sec. Reg.
Div. Sec. Reg.

General Laws, Chapter 143, Sections 63 and 64. — Safeties to be tested with a load test in presence of an inspector.

These requirements are in accordance with Elevator and Escalator Regulations, General Laws, Chapter 143, Sections 62 to 71, inclusive.

Work completed



Building Commissioner.

By Inspector.....

MEMORANDA OF REQUIREMENTS

(50 blocks-5-'37.)

93 APPLICATION FOR
No. PERMIT TO ALTER

ELEVATOR

Location

356 Main St

Ward 2

REFERRED TO INSPECTOR

Boston June 23 1937
To the Building Commissioner:

Sir,—I have examined the premises and find same as herein described and as proposed in details.

Existing shaftway?

Condition?

New shaftway?

Permit has been granted for new shaftway?

Is this an alteration or repair?



Inspector.

Permit granted

1,300-4-78

EXAMINATION OF PLAN

Approval

Chief, Elevator Division

FINAL REPORT

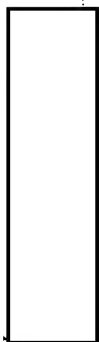
Has the alteration been made in accordance with application and plans filed and approved?

Have the safety devices been tested in your presence and found satisfactory?

Law been violated?

Doc. No.

Violation removed?





CITY OF BOSTON — BUILDING DEPARTMENT — ELEVATOR DIVISION

902 City Hall Annex

DATE June 29 1937

Location 356 Main St Ward 1

Owner or lessee J. A. Pharo & Co Address 356 Main St

REQUIRED Div. Sec. Reg.

Div. Sec. Reg.

Div. Sec. Reg.

General Laws, Chapter 143, Sections 63 and 64. — Safeties to be tested with a load test in presence of an inspector.

These requirements are in accordance with Elevator and Escalator Regulations General Laws Chapter 143, Sections 62 to 71, inclusive.

MEMORANDA OF REQUIREMENTS
(50 blocks-5-'37.)

By Inspector [Signature]

b6
b7C

Location, Ownership and Detail Must Be Correct, Complete and Legible.

Application Required for Each Elevator.

Plans Must Be Filed with This Application When Required.



Application for Permit to Alter Elevator.

Boston, June 16 - 1937

To the

BUILDING COMMISSIONER:

The undersigned applies for a permit to alter an elevator in the following described building:—

Descrip-
tion of
Present
Bldg.

Location 356 Main St Ward 1

Name of owner is? J. A. Pharo & Co Address 356 Main St

Name of contractor is? "

Material of building is? " Style of roof? " Number of stories? "

What was the building last used for? "

Building occupied for? " No. of elevators, etc., in building? "

Present power used? " Speed of car? " Capacity? " Operating Device? "

Type of Elevator or Dumbwaiter? " Estimated Cost? "

DETAIL OF PROPOSED WORK.

Install Governor rope

Proposed power? " Speed? " Capacity? " Operating Device? "

Signature of owner or authorized representative Portland Elevator Co Inc

License No. " Class? "

Signature "

Address 133 Oliver St

356 Main St.

INSPECTOR'S FINAL REPORT

INSPECTOR'S MEMORANDA

Date

REMARKS

3/1/1984

Has the work been completed in accordance with
this application and plans filed and approved?

Discontinued

Law been violated?.....Doc. No..... of 19.....

Violation removed..... 19.....



Remarks.....

b6
b7c

BUILDING DEPARTMENT

036 for Permit for
ons Not Involving Vital Struc-

or CHANGE OF OCCUPANCY
ng Commissioner for a permit to

1/74

at, Charlestown Ward

Address 356-360 Main Street

Zone Fire Limit

Group Occupancy and Division

ur 30; feet deep 70; No. of stories 4

manufacturing

scapes Con. balconies Any other

Code violations? Yes X No

MUST BE COMMENCED AND COMPLETED

LY WHAT WORK IS TO BE DONE:

bulged brickwork at two

side elevation.

Estimated Cost, \$ 1200.00

, and in the accompanying plans if any, are true state

Address

Phone

Cousins Construction Co., Inc.

(Name of Contractor)

(Address) 348 Medford St.

Charlestown

Permit granted

By DEC 18 1974



City of Boston - Building Department

901 CITY HALL ANNEX

Doc. No.

Year

0 50 1940

IMMEDIATE ACTION

MINOR ALTERATIONS, TAKE DOWNS, ROOFING, ETC.

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies for an IMMEDIATE ACTION permit to
the following described building:

DATE

March 29 / 40

Location?

356 Main St

District

Charlestown Ward 2

Name of Owner?

A. Da Rato Co

Address

356 Main St

Name of Contractor

[Redacted]

Address

[Redacted]

Material of building is?

Brick

Style of roof?

Flat

Material of roofing?

Tile

Size of building, feet front?

50

feet rear?

50

feet deep?

120

No. of stories?

3

Estimated Cost of work to be done, \$

200

How is building occupied?

Statuary Mfgs.

Is a Street Occupancy Permit Necessary?

No

Detail of proposed work

Close in roof and

work done temporarily

This is a temporary permit to allow work to be done. It is not to be used for any other purpose.

(Signature of Licensed Builder or Wrecker)

[Redacted]

(Signature of Owner or Authorized Representative)

[Redacted]

(Address)

15 Essex St

356 Main St

Lic. No.

[Redacted]

A.B.C.

[Redacted]

My license expires

May 1, 1940

Telephone number

[Redacted]

Approved (date)

March 29 1940

By

[Redacted]

Permit granted

MAR 29 1940

By

[Redacted]

NO CHANGE IN OCCUPANCY
NO STRUCTURAL ALTERATIONS

2549
356
MAIN

Last Long Form*

Tel No.
Date
Name

Completed
April 20 1983



CITY OF BOSTON – BUILDING DEPARTMENT – ELEVATOR DIVISION
Application for Annual Test of Existing Elevators, Escalators and Dumbwaiters

BD 17

To the
BUILDING COMMISSIONER:

05670 Boston, April 20 19 83 F-3-8369(3)
The undersigned applies for test and inspection of 1 {elevators } at the following 40 f.p.m.
(Quantity) {escalators }
address: Fee \$ 38.00 2000lbs.

Location 356-358 Main St., Charlestown, Ma. Ward 02
(Street and Number)

Name of Owner Is A. Daprato Company, Inc.

Address of Owner 356 Main St. Charlestown, Ma.

Inspected June 21 83 Signature of owner or authorized representative

Inspector (Date) Address Ideal Elevator Corp.
251 Causeway St., Boston, Ma.

b6
b7C

5M-6-52.

CITY OF BOSTON—BUILDING DEPARTMENT

901 CITY HALL ANNEX

BD 17



DOC. NO. _____ YEAR _____

00118 SPECIAL FORM APPLICATION

FOR PERMIT FOR

Ordinary Repairs and Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

552

The undersigned hereby applies to the Building Commissioner for a permit to alter repair the following-described building:

DATE Sept 5

Street and No. 356 Main St. Fire Zone L Ward 2
 Name of Owner W. S. Clark & Co. Address 356 Main St. Charleston

Type of Construction Class is type F Group Occupancy and Division F 2

Size of building, feet front 60; feet rear 60; feet deep 10; No. of stories 3

How is building NOW occupied? Mfg. Store

Main stairs 1st Back stairs Fire escapes 1st Con. balconies Any other

Detail of proposed work

at 356 Main St. Remove masonry walls as required, and the walls to be replaced by concrete. The set-off of the building department.

B-80

WORK TO BEGIN
AT ONCE

Estimated Cost, \$ 2,000

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

(Signature) _____ (Address) _____
 (Signature) _____ (Address) _____

(Signature) _____ (Address) _____
 (Signature) _____ (Address) _____

(Signature) _____ (Address) _____
 (Signature) _____ (Address) _____

Lic. No. _____ Class A, B, C
 My license expires 12/5/52

Approved (date) Sept 5 1952
 By _____

Permit granted SEP 5-1952
 By _____

Fee, \$.....

EXAMINATION OF PLANS

Approved

8/6 1940

Supervisor of Construction, Elevator Division.

SKETCH OF SHAFTWAY

REQUIRED : OVERHEAD SUPPORTS LOCATED. MACHINE LOAD DISTRIBUTION.

GUIDE RAIL SUPPORTS COMPUTED FOR SHEAR OF RIVETS.

FINAL REPORT.

Has the elevator been installed in accordance with the application and plans filed and approved? *YCS*

Have the safety devices been tested in your presence and found satisfactory? *YCS*

Law been violated?

Doc. No. of 193...

Violation removed?

Applicant to sketch in location of overhead beams, also the distribution of machine thereon, and show reaction at each support.
Also show how overhead beams are supported in the building.
Give dimensions of shaftway, span of beams.
Specify material of shaftway, whether brick, concrete, terra cotta, or steel frame covered with wire lath and plastering 2 inches thick.

Name of owner is Portland Elev. Co. Inc. " 133 Oliver St.
 Name of contractor is Brick & wood Style of roof? Flat No. of stories? 3
 Material of building is Brick & wood Style of roof? Flat No. of stories? 3
 What was the building last used for? Light manufacturing
 Building occupied for Light manufacturing No. of existing elevators, etc., in building

DETAIL OF PROPOSED WORK.

Type of Elevator, Passenger, Freight, Dumb Waiter, <u>Freight</u>	Estimated cost, \$ <u>2500.00</u>
Machine overhead? <u>Yes</u>	Machine in basement? <u>No</u>
Weight of machine? <u>2000</u> lbs.	Diameter of sheaves overhead <u>24" 15"</u> inches.
Weight of car? <u>2000</u> lbs.	Capacity of car <u>2000</u> lbs.
Weight of machine counterweight <u>2800</u> lbs.	Weight of car counterweight <u>---</u> lbs.
Combined weight of cables <u>300</u> lbs.	Weight of sheaves overhead <u>---</u> lbs.
Size of overhead beams <u>9" 21.8</u>	Number of overhead beams? <u>3</u>
New or existing shaftway? <u>new enclosure</u>	Material of shaftway? <u>terra cotta</u>
Landing openings, No. of? <u>4</u>	How protected? <u>metal covered doors</u>
Doors, how locked? <u>fire door latches</u>	Does elevator serve lowest floor? <u>yes</u>
Passageway under elevator? <u>no</u>	If so, how protected?
Overhead platform? <u>concrete slab</u>	Isolated counterweight? <u>no</u>
Counterweight in shaftway? <u>yes</u>	Counterweight, how protected? <u>cwt. guard</u>
Skylight? <u>Plain glass? yes</u>	Screen over skylight? <u>yes</u>
Depth of pit? <u>3'-0"</u> Bumpers? <u>Yes</u>	Projections? <u>no</u> How guarded?
Bars at exterior of windows? <u>yes</u>	Power Doors Interlocked? <u>---</u>
Area of platform? <u>47.8 sq feet</u>	Sling, material of? <u>steel</u> Size <u>6-5-5</u>
Passenger capacity? <u>---</u>	Overtravel? <u>4'-0"</u>
Velocity per minute in feet? <u>50</u>	Ascent? <u>61'-10"</u> Speed governor set to act at? <u>175'</u>
Car enclosure? <u>steel</u> Dome cut? <u>yes</u>	Car gate? <u>no</u> Seat? <u>---</u> Car cover? <u>---</u>
Operating device? <u>shipper</u> Centering rope? <u>yes</u>	Lights? <u>yes</u> Signals? <u>yes</u>
No. of openings in car? <u>two</u>	Width? <u>5'-4"</u> Emergency exit? <u>yes</u>
Machine, type of? <u>traction</u>	Power used? <u>elec.</u> Phase? <u>3P 60 Cy.</u>
Current, A. C. or D. C. <u>A.C.</u> Voltage? <u>208</u>	Light in machine room? <u>yes</u>
Size of piston? <u>---</u> Pressure? <u>---</u>	Choker valves? <u>---</u>
Hoist cables, No. of? <u>5</u>	Hoist cables, size of <u>1/2</u> Material? <u>6x19 iron</u>
Counterweight cables, No. of? <u>5</u>	Counterweight cables, size of? <u>---</u> Material? <u>---</u>
Clearance between counterweight and shaftway? <u>2"</u>	Clearance between car and shaftway? <u>1 1/2"</u>
Clearance between car and counterweight? <u>3"</u>	Counterweight stops? <u>Yes</u>
Guide rails, material of? <u>steel</u>	Size of guide rails? <u>3 1/2 x 2 1/2 x 5/8</u> 8# per ft.
Counterweight guides, material of? <u>steel</u>	Counterweight guides, size of
Car safety, type of? <u>instantaneous</u>	Slack cables device?
Counterweight safety, type of? <u>---</u>	Speed governor device? <u>centrifugal</u>
Limit switches? <u>top & bottom</u>	Machine automatic terminal stops?
Emergency switches in car <u>yes</u>	Automatic car switches?
Interlocking device?	Warning chains? <u>yes</u> Rope lock? <u>yes</u>
Drive? <u>Speed?</u>	Hand rails? <u>Emergency stops?</u>
Safety devices? <u>Electric brake?</u>	Angle of inclination
Sides? <u>How protected?</u>	Links and chains?

Note.— In cases of new shaftway in existing building alteration permit must be granted.

Note.— Applicant to fill out sketch of shaftway on other side of this application.

Signature of owner or
authorized representative,

License No. --- Class? F

Signature ---

Address ---

Address, 133 Oliver St., Boston, Mass

COMMONWEALTH OF MASSACHUSETTS,
SUFFOLK, SS.

BOSTON, MASS., Oct. 4, 192 3.

I have this day served the within order by delivering in hand to

Antonio Da Prato ~~or by leaving at the last and usual place of~~
~~abode of the said~~ 358 Main St Charlestown an attested copy of
Mass.

the within order.



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Service accepted by
Antonio Da Prato
358 Main St.
Charlestown Mass.

Time 12.15 P. M.

358 Main St., Ward 3



**358 Main St.,
Charlestown, Mass.**

CITY OF BOSTON.
BUILDING DEPARTMENT,

Office of the Building Commissioner,
City Hall Annex,
Boston 9.

October 3rd,
1923

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Dear Sir:

Upon an inspection of premises

358 Main Street

Ward 3

it appears that they do not conform to Elevator and Escalator Regulations authorized by General Laws, chapter 143, sections 62 to 70, inclusive, to wit:

Freight Elevator.

Sec. 63---Safeties to be tested with load test in presence of inspector.

You are hereby notified to cause the said premises to conform to the said Regulations at once.

Norton

GENERAL LAWS, CHAPTER 143, SECTION 71.

Any person violating or failing to comply with any provision of sections sixty-two to seventy, inclusive, or of any regulation established thereunder, shall be punished by a fine of not more than five hundred dollars.

No. 2451

DECISION OF BOARD OF APPEAL

on the appeal of



Sept. 12, 1921

Location: 353 Main St., Wd. 3

b6
b7c

from the refusal of the Building Commissioner to grant a permit to amend plans of building on premises 358 Main St., Wd. 3 as "same would be in violation of the provisions of section 13, chapter 550, Acts of 1907 as amended."

In his formal appeal, the appellant states briefly in writing the grounds of and reasons for his appeal from the refusal of the Building Commissioner, above referred to, as follows:

"The construction referred to is a pent house for elevator machine and is all above the roof line; the wall in question is 4'-6" from the opposite line of a common passageway extending from Main to Essex Street. A brick wall would not be less hazardous from a fire and would not be as good construction."

The papers in this case are on file and are numbered (2451) and are made a part of this record.

It appeared at the hearing and upon examination of the plans that the building in question is of second-class construction and the appellant desires to erect a penthouse above the roof line of the building for the housing of elevator machinery. He proposes to construct same of studding protected on the exterior with copper. The proposed structure will come within 5' of the lot line as mentioned above. The walls toward the lot line is but 8' long and a construction of this size used as a dormer would be a legal second-class structure.

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b7c

The Board feels that in view of all conditions, that it would be a manifest injustice to refuse the appellant a permit and therefore acting under its discretionary power annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision.

Signed:

Attest:

No. 2451

APPEAL

BY



Aug. 18, 1921

Location: 358 Main St., Wd. 3

b6
b7c

(This Form to be filled out in duplicate with the Building Department.)



[FORM A]

APPEAL.

BOSTON,

August 18th 1921 RECEIVED

TO THE BUILDING COMMISSIONER OF THE CITY OF BOSTON

The undersigned hereby appeals to the Board of Appeal from the following decision of the Building Commissioner made August 16th, 1921

permission to amend plans of building on premises 358 Main Street, Ward 3, as same would be in violation of the provisions of section 13, Chapter 550, Acts of 1907, paragraph 22. Part of second class building nearer than 5'-0" to lot line without brick wall.

The appellant



here states briefly the

grounds of and reasons for

his

appeal from the decision of the Building Commissioner

above-referred to:

The construction referred to is a pent house for elevator machine and is all above the roof line; the wall in question is 4'-6" from the opposite line of a common passageway extending from Main to Essex Street.

A brick wall would not be less hazardous from a fire and would not be as good construction.

b6
b7c

August 16, 1921.



b6
b7C

Dear Sir:

Your application dated August 9, 1921, for permit to amend plans of building on premises, 358 Main street, Ward 3, is refused as same would be in violation of the provisions of section 13, chapter 550, Acts of 1907,- paragraph 22. Part of second class building nearer than five feet to lot line without brick wall.

Yours very truly



WHS



City of Boston - Building Department

BD 17

LOCATION VERIFIED
FROM ATLAS

0 506 901 CITY HALL ANNEX

Doc. No. Year

1940

MAR 29 1940
Clerk

IMMEDIATE ACTION

MINOR ALTERATIONS, TAKE DOWNS, ROOFING, ETC.

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies for an IMMEDIATE ACTION permit to
the following described building:

DATE March 29 / 40
Location? 356 Main St District Chatham Ward 2

Name of Owner? A. De Bato Co Address 356 Main St

Name of Contractor

Material of building is? Brick Style of roof? Flat Material of roofing? Asph

Size of building, feet front? 50; feet rear? 50; feet deep? 120; No. of stories? 3

Estimated Cost of work to be done, \$ 200 How is building occupied? Shed

Is a Street Occupancy Permit Necessary? Yes BD

Detail of proposed work Close for roof and

windows temporarily

This is a temporary permit to clear up no new work. New application

to follow on demand of inspector or supervisor J. E. Cahill

(Sign Here)

(Signature of Licensed Builder or Wrecker)

(Signature of Owner or Authorized Representative)

(Address) 156 Main St 356 Main St

Lic. No. ABC (Address)

My license expires May 1, 1940 Telephone number CH 2272

Approved (date) MAR 29 1940 Permit granted MAR 29 1940

By T. J. B. By

FIRE DEPT

NO CHANGE IN OCCUPANCY
NO STRUCTURAL CHANGE

b6
b7C

Fee \$5.00

EXAMINATION OF PLANS

Approved

October 20

1927



[Handwritten signature]

FINAL REPORT.

192

Has the elevator been installed in accordance with the application and plans filed and approved?

Have the safety devices been tested in your presence and found satisfactory?

Law been violated?

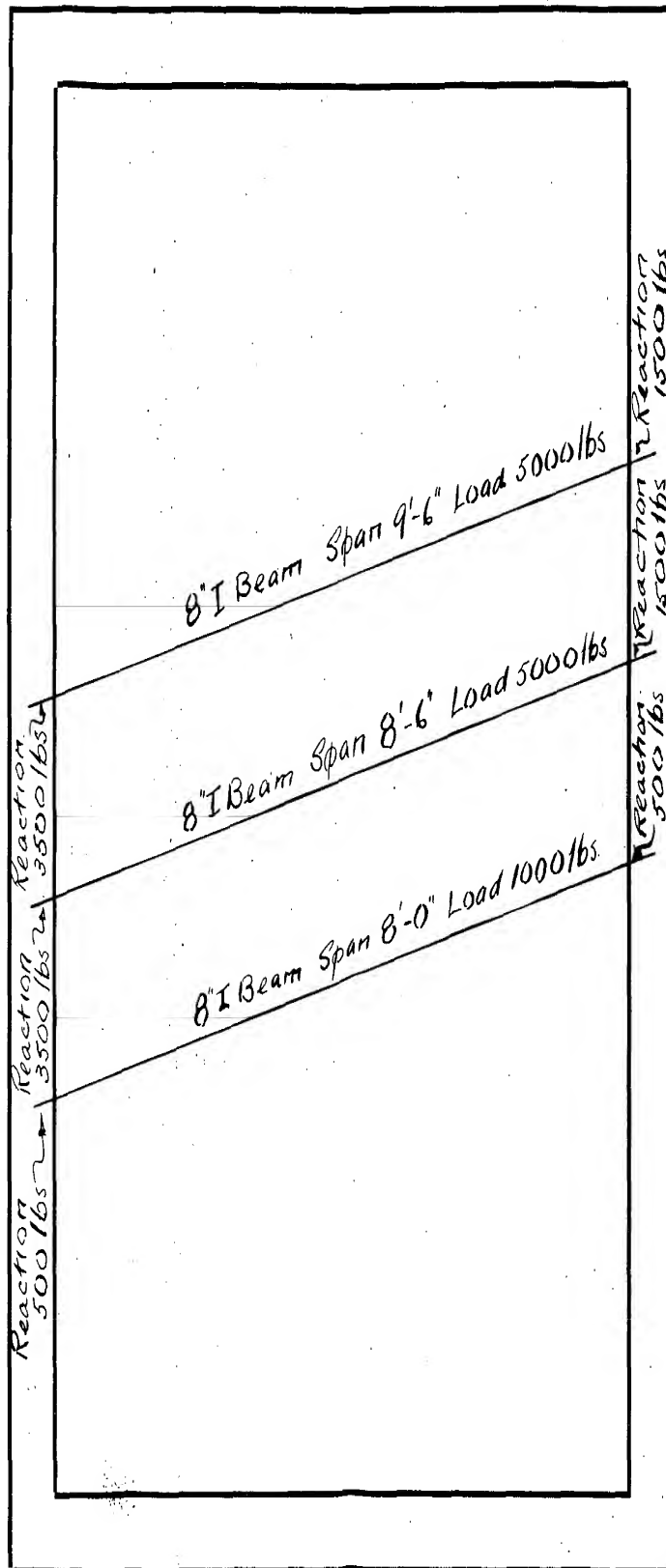
Doc. No. of 192

Violation removed?

Inspector.

SKETCH OF SHAFTWAY

REQUIRED : OVERHEAD SUPPORTS LOCATED. MACHINE LOAD DISTRIBUTION.



GUIDE RAIL SUPPORTS COMPUTED FOR SHEAR OF RIVETS.

Shear of guide rail rivets 42,000/lbs

Applicant to sketch in location of overhead beams also the distribution of machine thereon, and show reaction at each support.
Also show how overhead beams are supported in the building.
Give dimensions of shaftway, span of beams.
Specify material of shaftway whether brick, concrete, terra-cotta, or steel frame covered with wire lath and plastering 2 inches thick.

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b7c

Name of contractor is? **Portland Elevator Co.** 133 Oliver St.
Present Material of building is? **Brick** Style of roof? **Flat** No. of stories? **four (4)**
Bldg. What was the building last used for? **Hall**
Building occupied for **Mfg. purposes** No. of existing elevators, etc., in building **none**

DETAIL OF PROPOSED WORK.

Type of Elevator, Passenger, Freight, Dumb Waiter, **Freight** Estimated cost, \$ **2800.**

Compu- Machine overhead? **Yes** Machine in basement? _____
tations. Weight of machine? **2000** lbs. Diameter of sheaves overhead **24** inches.
Weight of car? **1300** lbs. Capacity of car **2000** lbs.
Weight of machine counterweight **1900** lbs. Weight of car counterweight _____ lbs.
Combined weight of cables **200** lbs. Weight of sheaves overhead **200** lbs.
Size of overhead beams **8"** Number of overhead beams? **3**

Shaft- New or existing shaftway? **New** Material of shaftway? **Hatch type**
ways. Landing openings, No. of? **five (5)** How protected? **Gates and Hatch Doors**
Doors, how locked? **Latches** Does elevator serve lowest floor? **Yes.**
Passageway under elevator? **No** If so, how protected? **Gates**
Overhead platform? **Yes** Isolated counterweight? _____
Counterweight in shaftway? **Yes** Counterweight, how protected? **Guard**
Skylight? **Yes** Plain glass? **Yes** Screen over skylight? **Yes**
Depth of pit? **3'** Bumpers? **Yes** Projections? **No** How guarded? _____
Bars at exterior of windows? _____

Car. Area of platform? **40'** Sling, material of? **Steel** Size **6" channel**
Passenger capacity? _____ Overtravel? **3'**
Velocity per minute in feet? **60** Ascent? **60** Speed governor set to act at? **150'**
Car enclosure? _____ Dome cut? _____ Car gate? _____ Seat? _____ Car cover? _____
Operating device? **Hand Rope** Centering rope? _____ Lights? **Yes** Signals? **Yes.**
No. of openings in car? **two (2)** Width? _____ Emergency exit? _____

Machine. Machine, type of? **Traction Single Wrap** Power used? **Electric** Phase? **3**
Current, A. C. or D. C. **A.C.** Voltage? **220** Light in machine room? **Yes.**
Size of piston? _____ Pressure? _____ Choker valves? _____

Hoist cables, No. of? **Four (4)** Hoist cables, size of **1/2"** Material? **Iron**
Counterweight cables, No. of? **four (4)** Counterweight cables, size of? **1/2"** Material? **Iron**
Clearance between counterweight and shaftway? **11/2** Clearance between car and shaftway? **10" & 6"**
Clearance between car and counterweight? **4** Counterweight stops? **Yes**
Guide rails, material of? **Wood** Size of guide rails? **3 x 11/2**
Counterweight guides, material of? **Wood** Counterweight guides, size of **4 x 4**

Safeties. Car safety, type of? **Instantaneous** Slack cables device? **Yes.**
Counterweight safety, type of? _____ Speed governor device? **Yes**
Limit switches? **Yes** Machine automatic terminal stops? _____
Emergency switches in car _____ Automatic car switches? _____
Interlocking device? _____ Warning chains? **Yes** Rope lock? **Yes.**

Escala- Drive? _____ Speed? _____ Hand rails? _____ Emergency stops? _____
tors. Safety devices? _____ Electric brake? _____ Angle of inclination _____
Sides? _____ How protected? _____ Links and chains? _____

Note.—In cases of new shaftway in existing building alteration permit must be granted.

Note.—Applicant to fill out sketch of shaftway on other side of this application

Signature of owner or
authorized representative,

License No. _____ Class? _____

Signature _____

Address _____

Address,

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

(3-18-'19-1,000.)
(Form No. 73.)



Location, ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application when required.

APPLICATION OF PERMISSION TO AMEND PLANS.

Boston, August 8 1921.

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to amend plans on file of the following-described building:

Location, 358 Main Street Ward 3
Name of owner is? A. Da Prato Co. Address, 358 Main St
Name of architect is? "
Material of building is? Brick Style of roof? Mansard Material of roofing? Slate & T. G.
What was the building last used for? Stores & Halls
Building to be occupied for stores and light manufac & light storage
Progress of work to date _____

Descrip-
tion of
Building.

DETAIL OF PROPOSED AMENDMENT.

Substitute wood frame metal covered for brick wall of
elevator shaft pent house.

Signature of owner or
authorized representative,

A. Da Prato Co.

Address,

b6 II
b7C

REC'D AUG 9 1921

No. **A**

**APPLICATION FOR
PERMISSION TO AMEND PLANS.**

Location.

No. 358 Main St.

Ward

Referred to Inspector

for examination.

Boston, 191

To the Building Commissioner:

Sir, — I have examined the premises and find
same as herein described.

Inspector.

CONDITIONS.

1356-21

D-15

Amended Plans Approved.

SEP 16 1921

Plan filed with application.

MEMORANDA.

Examined

SEP 16 1921

By S. H. S.
O.K.

Board of Appeal Decision

Doc 2451 - Sep 12, 1921.

"Refused annull and permit
ordered granted."

REFUSED

Sec 13-550-67
Para 22

AUG 1 1921

Examined

SEP 16 1921

By S. H. S.

Distance from Line (f-a')

1923

No. 797

C

LOCATION.

358 Main Street

Ward 3

NAME OF PERSON NOTIFIED.

[Redacted]

1923

Oct. 2 Reported by Norton

" 4 Notice served by [Redacted]

Hour of service 12:15 PM.

Re-examined by

Report

Final notice served by

Hour of service M.

Placarded

Referred to Law Dept.

Final Report

1924

Jan. 11

Cost, \$35.00

MEMORANDA.

b6
b7c

REMARKS.

COMPLETED

[Each Building requires a separate complaint. Location and name of person complained of must be given accurately and in full.]



BUILDING DEPARTMENT.

ELEVATOR DIVISION.

Boston 9, October 2, 1923

To the

BUILDING COMMISSIONER:

Sir:—I beg to report that I have inspected the following-described building

Location *358 Main St. Charlestown*

Ward *3*

Name of owner

address, *premises*

" " lessee

Material of Building *Brick* No. of stories *4* feet high

(Occupied) or intended to be occupied for *mfg.*

Feet front feet rear feet deep

Style of roof Size of L

and find that the following violation exist on *freight elevator*
Chapter 143 Div. *143* Sec. *63* Reg. *Safeties to be tested*

Div. Sec. Reg.

Div. Sec. Reg.

Div. Sec. Reg.

Div. Sec. Reg.

Div. Sec. Reg.

Div. Sec. Reg.

yes. General Laws, Chap. 143, Sect. 63. Safeties to be tested with load test in presence of Inspector.

Inspector.

RE-EXAMINATION.

Location, Ownership and Detail Must be **RECEIVED** Correct, Complete and Legible.

Application in Duplicate **RECEIVED** for Each Elevator.

Plans Must be Filed With **RECEIVED** When Required.

Application for Permit to Install Elevator.



Boston, 1921 *Sept. 30.* 1921.

To the

BUILDING COMMISSIONER:

The undersigned applies for a permit to install an elevator in the following described building: —

Location, **358 Main St. Charlestown, Mass.** Ward **3**
 Name of owner is? **De Prato Co.** Address, **358 Main St., Charlestown.**
 Name of contractor is? **Portland Elevator Co.** " **133 Oliver St.**
 Material of building is? **Brick.** Style of roof? **Flat** No. of stories? **four (4)**
 What was the building last used for? **Hall**
 Building occupied for **Mfg. purposes** No. of existing elevators, etc., in building **none**

DETAIL OF PROPOSED WORK.

Computations.	Type of Elevator, Passenger, Freight, Dumb Waiter, Freight	Estimated cost, \$ 2800.
	Machine overhead? yes	Machine in basement? 24 inches.
	Weight of machine? 2000 lbs.	Diameter of sheaves overhead 2000 lbs.
	Weight of car? 1300 lbs.	Capacity of car 2000 lbs.
Shaft-ways.	Weight of machine counterweight 1900 lbs.	Weight of car counterweight 200 lbs.
	Combined weight of cables 200 lbs.	Weight of sheaves overhead 3 lbs.
	Size of overhead beams 8"	Number of overhead beams? 3
	New or existing shaftway? New	Material of shaftway? Hatch type
Car.	Landing openings, No. of? five (5)	How protected? Gates and Hatch Doors
	Doors, how locked? Latches	Does elevator serve lowest floor? Yes.
	Passageway under elevator? No	If so, how protected? Gates
	Overhead platform? Yes	Isolated counterweight? Guard
Machine.	Counterweight in shaftway? Yes	Counterweight, how protected? Guard
	Skylight? Yes Plain glass? Yes	Screen over skylight? Yes
	Depth of pit? 3' Bumpers? Yes	Projections? No How guarded?
	Bars at exterior of windows?	
Machine.	Area of platform? 40'	Sling, material of? Steel Size 6" channel
	Passenger capacity? 60	Overtravel? 3'
	Velocity per minute in feet? 60	Ascend? 60 Speed governor set to act at? 150'
	Car enclosure? Hand Rope Dome cut? Yes	Car gate? Yes Seat? Yes Car cover? Yes.
Safeties.	Operating device? Hand Rope Centering rope? Yes	Lights? Yes Signals? Yes.
	No. of openings in car? two (2)	Width? Emergency exit?
	Machine, type of? Traction Single Wrap	Power used? Electric Phase? 3
	Current, A. C. or D. C. A.C. Voltage? 220	Light in machine room? Yes.
Escalators.	Size of piston? Pressure?	Choker valves?
	Hoist cables, No. of? Four (4)	Hoist cables, size of 1 1/2" Material? Iron
	Counterweight cables, No. of? four (4)	Counterweight cables, size of? 1 1/2" Material? Iron
	Clearance between counterweight and shaftway? 11 1/2"	Clearance between car and shaftway? 10" & 6"
Safeties.	Clearance between car and counterweight? 4	Counterweight stops? Yes
	Guide rails, material of? Wood	Size of guide rails? 3 x 11/2"
	Counterweight guides, material of? Wood	Counterweight guides, size of 4 x 4
	Car safety, type of? Instantaneous	Slack cables device? Yes.
Safeties.	Counterweight safety, type of? Yes	Speed governor device? Yes
	Limit switches? Yes	Machine automatic terminal stops? Yes.
	Emergency switches in car? Yes	Automatic car switches? Yes.
	Interlocking device? Yes	Warning chains? Yes Rope lock? Yes.
Escalators.	Drive? Speed?	Hand rails? Emergency stops?
	Safety devices? Electric brake?	Angle of inclination
	Sides? How protected?	Links and chains?

Note.—In cases of new shaftway in existing building alteration permit must be granted.
 Note.—Applicant to fill out sketch of shaftway on other side of this application.

Signature of owner or
authorized representative

License No. Class?

Signature

Address

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

No. 2925

Chief of ~~Plan~~ Division.
EXAMINATION OF PLANS

APPLICATION FOR
PERMIT TO INSTALL

ELEVATOR

LOCATION

358 Main St

Ward 3

REFERRED TO INSPECTOR.

BOSTON, 10-19-1921

The Building Commissioner:

Sir,—I have examined the premises and find same as
herein described and as proposed in details.

Inspector.

Synopsis of application for permit to install an
Elevator.

Application received

Plans examined by

Plans approved

Plan No. File

Permit granted NOV 2 1921

Fee paid \$

FINAL REPORT.

1-21-1922

Has the elevator been installed in accordance with the
application and plans filed and approved? Yes

Have the safety devices been tested in your presence
and found satisfactory? Yes

Law been violated? No

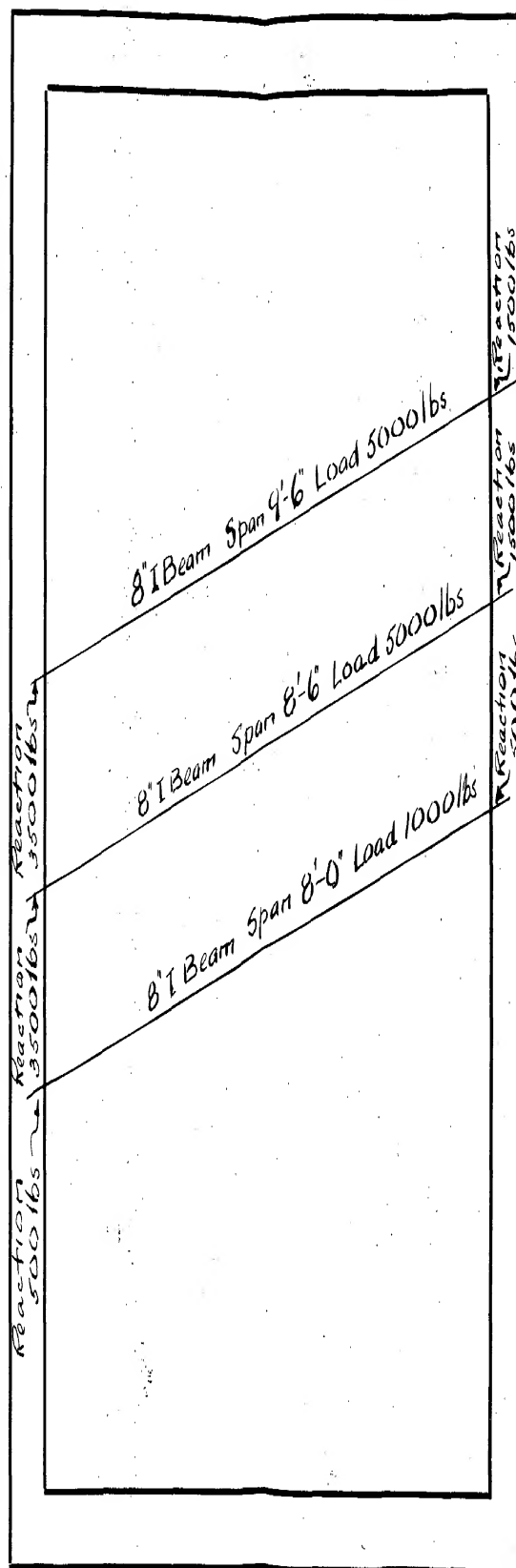
Doc. No. 2925 of 1921

Violation removed?

Inspector.

SKETCH OF SHAFTWAY

REQUIRED: OVERHEAD SUPPORTS LOCATED. MACHINE LOAD DISTRIBUTION.



Applicant to sketch in location of overhead beams also the distribution of machine thereon, and show
reaction at each support.

Also show how overhead beams are supported in the building.

Give dimensions of shaftway, span of beams.

Specify material of shaftway whether brick, concrete, terra-cotta, or steel frame covered with wire lath
and plastering 2 inches thick.

GUIDE RAIL SUPPORTS COMPUTED FOR SHEAR OF RIVETS.
Shear of guide rail rivets 42,000 lbs

b6
b7C

COMMONWEALTH OF MASSACHUSETTS,

SUFFOLK, SS.

BOSTON, MASS., 19

I have this day served the within order by

delivering in hand to.....;

posting in a conspicuous place on an external wall of the building;

by certified mail with return receipt requested

an attested copy of the within order,

.....
(Signature)

.....
(Title)



RICHARD R. THUMA, JR.
Building Commissioner
LEO F. MARTIN
Deputy Building Commissioner
RICHARD L. GRANARA, JR.
JAMES T. REID
Assistant Building
Commissioners

CITY OF BOSTON BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

CITY HALL, ROOM 807, BOSTON

CARDINALE
12-6-74
hh

December 6, 1974

A. DePrato Co.

The Building situated **356 Main St**

Ward **2**

in said Boston, of which you are the owner, being unsafe so as to endanger life, is therefore a common nuisance, and you are hereby notified forthwith to remove the cause of danger and abate the nuisance.

An application setting forth the manner and method of removing the cause of danger and abating the nuisance must be filed with this Department forthwith, and if in accordance with law, permit will be granted. Chapter 479, Acts of 1938 as amended to wit: Section 116 (d): **unsafe and dangerous right side wall is in danger of collapse. Bricks missing and loose, mortar joints open. All walls of this building need pointing.**

TO REMEDY THIS CONDITION: apply forthwith to this department for permit to repair the right side wall and point building where necessary.

CHIEF INSPECTOR

The time in which an appeal to this order may be taken expires on **8-1-75**. Unless an application for permit to correct this unsafe and dangerous condition has been made by **forthwith** the Building Commissioner, if in his opinion the public safety so requires, with the approval of the Mayor, may enter the building or other structure, or the land on which it stands, or the abutting land or buildings, and make safe or remove the unsafe or dangerous building or structure. The cost of any work done by the city will be billed to the owner and will become a lien on the property.

For the Commissioner

SUPERVISOR

Leo F. Martin, Assistant Building Commissioner.

Every building of which the exits are **h** exits satisfactory to the commissioner; and every building which is dangerous or unsafe shall be made safe or removed; or every such building shall be vacated forthwith on order of the commissioner, with the approval of the mayor. Such order shall be in writing and shall be addressed and delivered, or mailed, postage prepaid, to the owner or tenant, if he is known or can be found, or otherwise by posting an attested copy of the order in a conspicuous place upon an external wall of the building, and shall state the conditions under which the building may again be used or occupied. An attested copy so posted shall not be defaced or removed without the approval of the commissioner. If in the opinion of the commissioner the public safety so requires the commissioner, with the approval of the mayor, may at once enter the building or other structure which he finds unsafe or dangerous or land on which it stands, or the abutting land or buildings, with such assistance as he may require, and make safe or remove said unsafe or dangerous building or other structure and may protect the public by a proper fence or otherwise as may be necessary, and for this purpose may close a public or private way.

b6
b7c

SYNOPSIS.

3-27-21

Location, 358 Main St. (rear on Essex St.) Chas'n. Ward 3
Name of owner is? A. Da Prato & Co. Address, 358 Main St.
Name of mechanic is? [Redacted]
Name of architect is? [Redacted]
Description of Present Building. Material of building is? Brick Style of roof? Mansard Material of roofing? Asph. & T.G.
Size of building, feet front? 52'-6"; feet rear? 39'-6"; feet deep? 86'; No. of stories? 4
Size of L, feet long? none; feet wide? [Redacted]; feet high? [Redacted]; No. of stories? [Redacted]; roof? [Redacted]
No. of feet in height from sidewalk of highest point of roof? 60' ± Material of foundation? stone
Thickness of external walls? 16-12" Party walls? [Redacted] Distance from line of street? line Width of street? 60'
What was the building last used for? Stores & Halls How many families? 0 Number of stores? 2
Nature of egress, front stairs? Yes Back stairs? [Redacted] Fire escape? Yes Con. balconies? 0
Size of lot front? 56'-6"; rear? 43'-6"; deep? 86'-0"
Building to be occupied for stores, light manuf. & light storage after alteration

DETAIL OF PROPOSED WORK.

Cut openings in floors for hatchway type Elevator, and
construct pent house on roof.
Manufacturing in ~~pent house~~ first story, storage above

b6
b7C

If Extended
or
Built Upon.

Size of extension, No. of feet long? [Redacted]; No. of feet wide? [Redacted]; No. of feet high above sidewalk? [Redacted]
No. of stories high? [Redacted]; style of roof? [Redacted]; material of roofing? [Redacted]
Of what material will the extension be built? [Redacted] Foundation? [Redacted]
If of brick, what will be the thickness of external walls? [Redacted] inches; and party walls [Redacted] inches.
How will the extension be occupied? [Redacted] How connected with main building? [Redacted]
Distance from lot lines:— Front? [Redacted]; side? [Redacted]; side? [Redacted]; rear? [Redacted]

Estimated Cost,

\$ 500

2500

Signature of owner or
authorized representative,

Address,

License No. [Redacted]

Signature, [Redacted]

Address, [Redacted]



5M-6-32.

CITY OF BOSTON—BUILDING DEPARTMENT 901 CITY HALL ANNEX

B 017

Ordinary Repairs and Minor Alterations Not Involving Vital Structural Changes
This form NOT TO BE USED FOR ADDITIONS OR CHANGE OF OCCUPANCY

The undersigned hereby applies to the Building Commissioner for a permit to alter
the following-described building:

Street and No. 356 Main St DATE Sept 5
Name of Owner A. Da Prato & Co. Address 356 Main St Fire Zone 2 Ward 3

Type of Construction Class B Type II Group Occupancy and Division 12

Size of building, feet front 60; feet rear 60; feet deep 20; No. of stories 3

How is building NOW occupied? Wholesale

Main stairs Yes Back stairs [Redacted] Fire escapes Yes Con. balconies [Redacted] Any other [Redacted]

Detail of proposed work

at 356 Main St. masonry repair on exterior, &
and the unit will be replaced by the
building department.

B-80

Estimated Cost, \$ 2,000

The facts set forth above in this application and accompanying plans are a true statement
made [Redacted]

(Signature of Owner or Authorized Agent)

(Address)

(Signature of Contractor)

(Address)

(Address) 250 Main St

(Address) 250 Main St

Lic. N. [Redacted] Class A.B.C.

(Address)

My license 900 E 1752

Approved [Redacted]

(Address)

By [Redacted]

(Address)

Permit granted 5-1952

1356

MAY 27 1921

No.

LOCATION

Main St - 358

Ward 3

REFERRED TO INSPECTOR

Boston, May 31 1921

To the Building Commissioner:

Sir, - I have examined the premises and find
same as herein described.

FINAL REPORT

Aug 2 1921

Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? Doc. No. of 19

Violation removed 19

Inspector.

PERMIT GRANTED

AUG 2 1921



Plan Filed with application

Approved.....
Chief of Division.
DATES WHEN EXAMINED

VISITS	DATE	HOUR	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

REMARKS

Date

INSPECTORS' MEMORANDA

Has the work enumerated in this application

been completed and approved?

Law been violated? Doc. No. of 19

Violation removed 19

Building Inspector

b6
b7C

356 Main St
INSPECTORS' FINAL REPORT
2

[Each Building requires a separate complaint. Location and name of person complained of must be given accurately and in full. 78
Questions describing building must each be answered.]



BUILDING DEPARTMENT.

Boston, Aug 5 1921

To the

BUILDING COMMISSIONER:

Sir:—I beg to report that I have inspected the following-described building

Location 358 main st

Ward 3

Name of owner address, Premises

" " lessee " "

" " architect " "

" " mason " "

" " carpenter " "

" " plumber " "

" " gasfitter " "

" " occupant " "

Material of Building Brick No. of stories 4 feet high 40

Occupied or intended to be occupied for Light mfg.

Feet front 62 1/2 feet rear 39 1/2 feet deep 76

Style of roof Flat mansard Size of L

and find that external wall of shaft, constructed of wood
muted carved in place of 12" wall continued
up for pent house and with stay wall
appears plans show 12" brick walls
th. sec 12 Chap 580 act 1907

APPROVED

AUG 5 1921

RE-EXAMINATION.

Boston, 192

To the Building Commissioner:

I have inspected the above premises, and find

Inspector.

No. 1044

1021

LOCATION.

358 Main Street

Ward 3

NAME OF PERSON NOTIFIED.

[Redacted]

1921

Aug. 5 Reported by Curran

8 Notice served by [Redacted]

Hour of service 11 A.M.

Re-examined by

Report

Final notice served by

Hour of service M.

Referred to Law Dept.

Final Report

192

Nov. 8

Cost, \$

Contractor J. Brack has
gone ahead with the work
after being told not to
he also started work without
permit or plans they have
been approved since
Jan 24.

MEMORANDA.

REMARKS.

FINAL REPORT.

Boston, Nov. 8

1921

To the Building Commissioner:

I have inspected the above premises, and find that
Cause of complaint removed. B. said official

Cost \$

sector.

b6
b7C

COMPLETED

Location, ownership and detail must be correct, complete and legible.



RECEIVED
APPROPRIATION OF PERMISSION TO AMEND PLANS.

Boston, August 8th 1921.

To the
BUILDING COMMISSIONER

The undersigned hereby requests permission to amend plans on file of the following-described building:

Location, 358 Main Street Ward 3
Name of owner is? L. D. G. Water Address, 358 Main St
Name of architect is? [Redacted]
Material of building is? Brick Style of roof? Mansard Material of roofing? Slate & T.G.
What was the building last used for? Stores and Falls
Building to be occupied for? stores, and light manufactory and light storage
Progress of work to date.

Description
of
Building.

DETAIL OF PROPOSED AMENDMENT.

Substitute wood frame metal covered for brick wall of
elevator shaft front house.

Signature of owner or
authorized representative,

Address,

[Redacted Signature Box]

L

9-27-'28-5,000.
Form 57A.

SYNOPSIS

Location, 360 Main Street Charleston Mass Ward 2
Name of owner is? A. G. P. Rato Co Address, [Redacted]
Name of contractor is? [Redacted]
Name of architect is? [Redacted]
Material of building is? Brick Style of roof? Mansard Material of roofing? Slate & T.G.
Size of building, feet front? 60; feet rear? 60; feet deep? 8.5; No. of stories? 3
Size of L, feet long? [Redacted]; feet wide? [Redacted]; feet high? [Redacted]; No. of stories? [Redacted]; roof? [Redacted]
No. of feet in height from sidewalk of highest point of roof? 4.8 Material of foundation? Stone
Thickness of external walls? 20 1/2 Party walls? [Redacted] Distance from line of street? [Redacted] Width of street? 60
What was the building last used for? Store How many families? [Redacted] Number of stores? [Redacted]
Nature of egress, front stairs? 6 1/2 Back stairs? 4 Fire escape? [Redacted] Con. balconies? [Redacted]
Size of lot front? [Redacted]; rear? [Redacted]; deep? [Redacted]
Building to be occupied for? Same purpose after alteration.

DETAIL OF PROPOSED WORK.

Bridge as per plans print to connect
with main building on third floor
9' 6" long x 8' wide x 8' high

Size of extension, No. of feet long? 9' 6"; No. of feet wide? 8; No. of feet high above sidewalk? 3.6
No. of stories high? One; style of roof? Wood; material of roofing? Tar & gravel
Of what material will the extension be built? Steel & concrete foundation? [Redacted]
If of brick, what will be the thickness of external walls? 8" inches; and party walls? [Redacted] inches.
How will the extension be occupied? Passage How connected with main building? [Redacted]
Distance from lot lines:— Front? [Redacted]; right side? [Redacted]; left side? [Redacted]; rear? [Redacted]
Area of lot covered after extension? [Redacted] %
Estimated Cost, \$ 3,000

If Extended

Signature of owner or
authorized representative,

Address,

License No. [Redacted] Class B. C.

Signature

Address,

[Redacted Signature Box]

No. 4318

OCT 7 - 1929

LOCATION

360 Maine St

Ward 2

ZONING DISTRICT

Boston, *Oct 4* 1929

To the Building Commissioner:

Sir, - I have examined the premises and find
 same as herein described.

FINAL REPORT

1929

Has the work been completed in accordance with
 this application and plans filed and approved?

Law been violated?.....Doc. No.....of 19.....

Violation removed.....19.....

PERMIT GRANTED

OCT 10 1929

Plan Filed with application

INSPECTOR'S MEMORANDA

DATE REMARKS

RESERVED FOR ZONING DIVISION

Rec'd AUG 9 1921

No.

A

APPLICATION FOR
PERMISSION TO AMEND PLANS.

Location.

main li

No. 358 Main St.

Ward 3

Referred to Inspector

for examination.

Boston, Aug 10 1921

To the Building Commissioner:

Sir, - I have examined the premises and find
 same as herein a

Inspector.

CONDITIONS.

Amended Plans Approved.

SEP 14 1921

Plan filed with application.

MEMORANDA.

The wall should be of brick,
 under metal frame, each and
 vice glass 2' four let line as
 it is on 4' passageway
 The adjoining building is two
 story wooden shingle

Board of Appeal Decision

Dec 24-51- Sep 12, 1921

"Refused to pull and permit
 ordered granted"

b6
b7C



CITY OF BOSTON.
BUILDING DEPARTMENT,

Office of the Building Commissioner,
City Hall Annex,

Boston 9. August 6th, 1921

**358 Main Street
Charlestown, Mass.**

Dear Sir:

Upon an inspection of premises

358 Main Street,

Ward 3.

it appears that a violation of the Building Law exists, to wit:

Acts of 1907, Chap. 550, Sec. 12—External wall of shaft constructed of wood metal covered in place of 12" wall continued up for pent house and 4th story wall. Approved plans show 12" brick walls.

thereby causing a common nuisance.

You are hereby notified to correct the violation and abate the nuisance at once.

Curran

Building Commissioner.

CHAPTER 550, ACTS OF 1907, SECTION 132; AS AMENDED BY SECTION 2, CHAPTER 586, ACTS OF 1913.

A building or structure which is erected or maintained in violation of the provisions of this act shall be deemed a common nuisance without other proof thereof than proof of its unlawful construction and the commissioner may abate and remove it in the same manner in which boards of health may remove nuisances under the provisions of sections sixty-seven, sixty-eight and sixty-nine of chapter seventy-five of the Revised Laws.

Whoever violates any provision of this act, or whoever builds, alters, or maintains any structure or any part thereof in violation of any provision of this act, shall be punished by a fine not exceeding five hundred dollars, except as hereinbefore provided.

COMMONWEALTH OF MASSACHUSETTS,
SUFFOLK, SS.

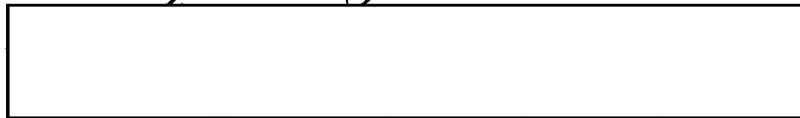
BOSTON, MASS., *August 8* 192*1*

I have this day served the within order by delivering ~~in hand~~ to
[redacted] *%* [redacted] or by leaving at the last and usual place of
abode of the said *358 Main St. Chsn.* an attested copy of
the within order.

Line 11-00. a.m.



Service accepted by.



358 Main Street
Ward 3

b6
b7C



CITY OF BOSTON — BUILDING DEPARTMENT — ELEVATOR DIVISION
902 City Hall Annex

DATE Jan 19 1937

Location 775 Huntington Ave Ward 1

Owner or lessee Wm. H. Hall Address 775 Huntington Ave

REQUIRED Div. 1 Sec. 1 Reg. 1

Div. 1 Sec. 1 Reg. 1

Div. 1 Sec. 1 Reg. 1

General Laws, Chapter 143, Sections 63 and 64. — Safeties to be tested with a load test in presence of an inspector.

These requirements are in accordance with Elevator and Escalator Regulations, General Laws, Chapter 143, Sections 62 to 71, inclusive.

MEMORANDA OF REQUIREMENTS
(50 blocks-6" x 36")

By Inspector [Signature]

b6
b7c

INSPECTIONS MADE

Date

INSPECTOR'S FINAL REPORT

Jan 29 1935

Has the work enumerated in this application been completed and approved?

Answer "yes" or "no" yes

Is egress satisfactory? yes

Answer "yes" or "no" yes

Building Inspector

INSPECTORS' MEMORANDA

Remarks

DD-1-12



CITY OF BOSTON — BUILDING DEPARTMENT

SPECIAL FORM APPLICATION No. 006 for Permit for
Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Struc-
tural Changes

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies to the Building Commissioner for a permit to
perform the work described herein:

DATE 12/17/74

Street and No. 356-360 Main Street, Charlestown Ward 2

Name of Owner [Redacted] Address 356-360 Main Street
Charlestown Zone Fire Limit

Type of Construction Brick Group Occupancy and Division

Size of building, feet front 30; feet rear 30; feet deep 70; No. of stories 4

How is building NOW occupied? light manufacturing

Check all means of egress from this building:

Main stairs ☒ Back stairs ☒ Fire escapes Con. balconies Any otherIs this work being done to remove Building Code violations? Yes ☒ NoWORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED
FORTHWITH

Detail of proposed work — STATE EXACTLY WHAT WORK IS TO BE DONE:

Remove and repair the bulged brickwork at two
locations at the right side elevation.

Estimated Cost, \$ 1200.00

The facts set forth in this application, and in the accompanying plans, if any, are true state-
ments made under penalty of perjury.[Redacted] Address [Redacted]
[Redacted] Phone [Redacted](Signature of Licensed Builder or Wrecker) Cousins Construction Co., Inc.
(Name of Contractor)

(Address) 40 Webster St., Medford (Address) 348 Medford St.

Lic. No. [Redacted] Class A, B, C Charlestown

My license expires 2/06/76

Approved (date) 12/17/74

By [Redacted] Permit granted
By DEC 18 1974



CITY OF BOSTON
BUILDING DEPARTMENT

J. MC MANUS
9-5-75
am

FRANCIS W. GENS
Building Commissioner
LEO F. MARTIN
Deputy Building Commissioner
RICHARD L. GRANARA, JR.
JAMES T. REID
Assistant Building Commissioners

OFFICE OF THE BUILDING COMMISSIONER
CITY HALL, ROOM 807, BOSTON 02201

September 23 1975

NOTICE - VIOLATION OF LAW

A. Da Prato Co ; Inc.

356 Main Street Charlestown MA 02129
61 Puffer Lane, Sudbury, MA 01776

b6
b7C

Inspection of premises.....356 Main St.....Ward.....2.....
indicates the following violation of Law: Chap. 143 Acts of Mass. General Laws Annotated
and Sec. 104. Chap. 802, Acts of 1972 - as amended, to wit: and Section 64:
all elevators must be
maintained in a safe operating condition and must be safety
tested annually.

To remedy this condition: engage the services of a licensed elevator
mechanic to apply forthwith to the Building Department, City
of Boston, to safety test and make any necessary repairs.

INSPECTOR

CHIEF INSPECTOR

This notice is an order to correct violation. Application for permit must be filed in the Building
Department.

SUPERVISOR

For Building Commissioner

Authority for this notice is given under the provisions of Chapter 43 Acts of 1972 as amended.



FRANCIS W. GENS
Building Commissioner

LEO F. MARTIN
Deputy Building Commissioner

RICHARD L. GRANARA, JR.
JAMES T. REID
Assistant Building Commissioners

CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

CITY HALL, ROOM 807, BOSTON 02201

BD 203

8-17-79

ik

8-24-79

b6
b7c

NOTICE - VIOLATION OF LAW

A. DaPrato Co.
356 Main St.
Charlestown, Ma 02129

Inspection of premises.....356 Main St. Ward.....2

indicates the following violation of Law: Chap. 802, Acts of 1972 as amended, to wit:
Sections 104 and Article 16 which adopts Chapter 143 of the
General Laws, Section 64. All elevators, dumbwaiters, and moving
stairways must be maintained in a safe, operable condition and
must be safety-tested annually. The elevator and/or elevators,
etc. in this building have not been safety-tested as required.

To remedy this condition: apply forthwith to this department for permit
to engage the services of a licensed elevator mechanic to apply
forthwith to the Boston Building Department to safety-test and
make all necessary repairs, or cease operation forthwith and
obtain a permit to secure the elevator.

This notice is an order to correct violation. Application for permit must be filed in the Building
Department.

V00651-79



Authority for this notice is given under the provisions of Chapter 802, Acts of 1972 as amended.

SYNOPSIS.

BD 65

Description
of Present
Building

Location, 356 Main St. Char District, Charlestown Ward 2
Name of owner is? A. Da Prato Co. Address 356 Main St. Char
Name of contractor is? E. A. Dadas Co. " 2 Erie St. Cam
Name of architect is? [Redacted] b6 b7C
Material of building is? Brick Style of roof? Mansard Material of roofing? T. G. & Slate
Size of building, feet front? 54.0; feet rear? 40.0; feet deep? 72.0; No. of stories? 4
Size of L, feet long? [Redacted]; feet wide? [Redacted]; feet high? [Redacted]; No. of stories? [Redacted]; roof? [Redacted]
No. of feet in height from sidewalk of highest point of roof? 56.0 Material of foundation? Stone
Thickness of external walls? 16" & 12" Party walls? [Redacted] Distance from line of street? [Redacted] Width of street? [Redacted]
What was the building last used for? Storage many families? 0 Number of stores? 40.0
Nature of egress, front stairs? Yes Back stairs? Yes Fire escape? Yes Con. balconies? -
Size of lot front? 60.0; rear? 46.0; deep? 72.0
Is a Street Occupancy Permit Necessary? Yes
Building to be occupied for Same after alteration.

DETAIL OF PROPOSED WORK

Remove Mansard Roof. Lay new Roof. Repair fire
Damage. Install new wood guides at 3rd Floor.

If Extended

Size of extension, No. of feet long? [Redacted]; No. of feet wide? [Redacted]; No. of feet high above sidewalk? [Redacted]
No. of stories high? [Redacted]; style of roof? [Redacted]; material of roofing? [Redacted]
Of what material will the extension be built? [Redacted] Foundation? [Redacted]
If of brick, what will be the thickness of external walls? [Redacted] inches; and party walls? [Redacted] inches
How will the extension be occupied? [Redacted] How connected with main building? [Redacted]
Distance from lot lines:— Front? [Redacted]; right side? [Redacted]; left side? [Redacted]; rear? [Redacted]
Area of lot covered after extension [Redacted] %
Estimated Cost, \$ 5000.00

Signature of owner or
authorized representative,

A. Da Prato Co. Inc.

License No. [Redacted]

Class + B

Address, [Redacted]

Signature, [Redacted]

Address, [Redacted]

My license expires June 30 - 1941

2052

No.

LOCATION

356 Main St

Ward 2

ZONING DISTRICT

Boston, 1942

To the Building Commissioner:

Sir,—I have examined the premises and find
same as herein described.

Inspector.

FINAL REPORT

Feb. 1, 1942

Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? Doc. No. of 19

Violated

Inspector.

PERMIT GRANTED

JUL 16 1942

194

DATES WHEN EXAMINED

VISITS	DATE	HOUR	REMARKS
1			
2			at least 1000.
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DATE

After a careful examination we find that the
dimensions of lot and position of foundation are
in accordance with the approved lot plan.

Inspector.

Licensed Builder.

DATE

Upon examination of this building for a lathing
permit, we find that it conforms with the approved
plans and with all the requirements of the Building
and Zoning Laws.

Signature of Licensed Builder.

Signature of Building Inspector.

b6
b7c

Location, ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.

Application for Permit for Alterations, etc.

Boston,

May 27 1921.

1921.

Street Numbering Inspector.

To the
BUILDING COMMISSIONER:

The undersigned applies for a permit to alter the following described building:

Location, 358 Main Street, (near on Elm St.) Chas'tn Ward 3
 Name of owner is? A. Da Prato & Co. Address, 358 Main St
 Name of mechanic is? [Redacted]
 Name of architect is? [Redacted]
 Material of building is? Buck Style of roof? Mansard Material of roofing? Slate and T.G.
 Size of building, feet front? 52'-6"; feet rear? 39'-6"; feet deep? 86'; No. of stories? 4
 Size of L, feet long? none; feet wide? none; feet high? none; No. of stories? none; roof? none
 No. of feet in height from sidewalk to highest point of roof? 60' ± Material of foundation? Stone
 Thickness of external walls? 16"-12" Party walls? none Distance from line of street? 60' Width of street? 60'
 What was the building last used for? Stores & halls How many families? 0 Number of stores? 2
 Nature of egress, front stairs? Yes Back stairs? 0 Fire escape? Yes Con. balconies? 0
 Size of lot front? 56'-16"; rear? 43'-6"; deep? 86'
 Building to be occupied for stores, light manuf. & light storage after alteration

DETAIL OF PROPOSED WORK.

Cut openings in floors for hatchway type Elevator,
and construct pent house on roof
Manufacturing in Pent house and first story, storage above.

Estimated cost, \$ 500.-

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long? none; No. of feet wide? none; No. of feet high above sidewalk? none
 No. of stories high? none; style of roof? none; material of roofing? none
 Of what material will the extension be built? none Foundation? none
 If of brick, what will be the thickness of external walls? none inches; and party walls none inches.
 How will the extension be occupied? none How connected with main building? none
 Distance from lot lines:— Front? none; side? none; side? none; rear? none

WHEN MOVED, RAISED OR BUILT UPON.

Number of stories in height when moved, raised or built upon? none Proposed foundations? none
 Height from level of ground to highest part of roof to be? none Distance back from line of street? none
 Distances from lot lines when moved, front? none; side? none; side? none; rear? none
 Distance from next buildings when moved, front? none; side? none; side? none; rear? none
 How many feet will the external walls be increased in height? none Party walls? none

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the party or external walls? none in none story.
 Size of the opening? none How protected? none
 How will the remaining portion of the wall be supported? none

Signature of owner or
authorized representative

Address

License No.

Signature

Address,

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

b6
b7c

Fee \$1.00

1356

Rec'd MAY 27 1921

No.

1921

EXAMINATION OF PLANS.

MEMORANDA.

MEMORANDA.

APPLICATION FOR
Permit for Repairs, Alterations, etc.

Approve

[Redacted Signature Box]

Supervisor of Plans.

Plans taken O.K.

Location.

No. 358 Main Street

(see on Envelope)

Ward 3

CONDITIONS.

May 31, 1921

[Redacted Signature Box]

Examined

JUN 20 1921

By S. K. S.
O. K.

Examined

JUN 16 1921

By S. K. S.

3rd Class Ext. Wall 40 from Line

Not Approved

[Redacted Signature Box]

Examined

JUN 7 1921

By S. K. S.

Change of occupancy: Strength of Present
Floors: Egress

Permit granted.

AUG 2 1921

Permit filled out by

Plan number 1356-2

Material of building

Purpose of building

Estimated cost \$

Plan Filed with application

b6

b7C



CITY OF BOSTON
HOUSING INSPECTION DEPARTMENT
City Hall, Boston, Massachusetts 02108

JOHN A. VITAGLIANO
Commissioner

Date 10/29/79

DEPARTMENT REFERRED TO.

LOCATION OF PROPERTY 358 MAINT ST WARD 2

b6
b7C

SUPPOSED OWNER.....

ADDRESS OF OWNER.....

REFERRED ON ACCOUNT OF:.....

RECEIVED

Nov 1 4 39 PM 1979

BUILDING DEPARTMENT
CITY OF BOSTON

100-100000-61-125
FROM BOSTON

REFERRED:

Building Department References
in Quadruplicate

Fire Department References
in Triplicate

Other References in Duplicate

Item	Date Filed	To be returned		Disposition
		Yes	No	
3	2/2/81	X		Various notes, memos, letters, newspaper articles, permits & notices relating to the construction of a parking lot at St. Elizabeths Hospital & St. Michaels Monastery in Brighton
4	9/11/81	X		7D473 - for [redacted] Surveillance log 8-9-81 meet
5	10/6/81	X		Notes [redacted] 9/29/81

194C - 412 - 1A

FD-340 (Rev. 4-2-85)

Field File No. 194-C-412-1A-(3)

Serial # of Originating Document _____

OO and File No. _____

Date Received 12/16/85

From _____

(Name of Contributor)

PO. BOX 236

(Address of Contributor)

BRIGHTON, MASS

(City and State)

By _____

(Name of Special Agent)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title:

Reference: _____

(Communication Enclosing Material)

Description: ☐ Original notes re interview of

Various notes, memos, letters, newspaper articles, permits and notices relating to the construction of a parking lot at St. Elizabeth Hospital + St. Gabriel's Monastery in Brighton.

Dear [redacted]

12-6-85

Enclosed is a package on the permit and illegal land use situation at St. Gabriel's Monastery in Brighton, a 14 1/2 acre site purchased by St. Elizabeth's back in '79.

The run-down gives an idea of the various uses by the Hospital. Also attached are photocopies of the permits issued - one in particular, after the fact, and signed by [redacted].

It may or may not prove worthy of research. [redacted] are the best judges of course.

Interestingly enough, I was contacted by the City [redacted] to attend a meeting next Thursday with the Commissioner and St. Elizabeth's Directors, Area Directors and a lawyer of theirs. [redacted] claims they want to bring about some dialogue on the matter between the Hospital and the Wash. Heights Citizens Area prior to an upcoming court case.

We feel it will be a compromise situation, at best, and question a week's notice. However!

If this is confusing to whomever looks it over, I would be happy to discuss by phone.

Thank you for your continuing interest and concern on behalf of the residents of Brighton-Alleluia.

Merry Christmas to you & yours,
[redacted]

This form to be filed in duplicate with the Building Department

[Form A]



JUN 29 1 54 PM '66

APPEAL

BOSTON, June 27, 1966

19

TO THE BUILDING COMMISSIONER OF THE CITY OF BOSTON:

The undersigned hereby appeals to the Board of Appeal from the following decision
of the Building Commissioner made June 27, 1966 19

Archdiocese of Boston
149 Washington Street
Brighton, Massachusetts

Re: Application #A-173 Dated 6/27/66
Location ~~149~~ Washington Street, Ward 21
Purpose: ~~75~~ Omit:

1. Addition of 2 skylights and 2 louvers.
2. Changing of masonry bond.
3. Fire windows in stairhall.

Gentlemen:

Your application cited above is hereby refused as same would be in violation of Chapter 479, Acts of 1938, as amended.

Section 1406 d. Walls of concrete blocks, faced with brick shall be bonded as required in a brick wall in order to be considered to have the strength and stability of the same total thickness of the weaker material.

Section 1503 i. Window opening, in required enclosures shall be protected by fire windows.

Section 1503 f. Every stairway enclosure, shall be ventilated at the top by an opening to the outside at not less in area than one percent of the area of the shaft. In addition each shaft shall have at the top emergency ventilation not less in area than one quarter the area of the shaft.

Very truly yours
/s/ R. E. York
Building Commissioner

The appellant Archdiocese of Boston here states briefly the grounds of and reasons for their appeal from the decision of the Building Commissioner above referred to

It is the appellant's opinion that the granting of this petition will in no way increase the hazard. This is a two story building to be used in the same category as a single Family house.

It is also noted that the Chancellor of the Archdiocese could not recall a similar situation in a convent of this size was required to have such an installation.

Signed

June 29, 1966

Other reasons will be presented at the hearing.

b6
b7C

Signature.....

Address... 159 Wash St



CITY OF BOSTON
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 29, 1978

Decision of the Board of Appeal on the Appeal of

Passionist Missionary Society

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

159 Washington Street, Ward 21

in the following respect: Conditional Use and Variance
Articles 8(8-7-13A) and 23(23-1): To allow change of occupancy from
retreat house to dormitory for 150 students and chapel in a General
Residence (R-.5) and Apartment House (H-2) district; also allow the
accessory off-street parking facilities to be provided on another site.

In his formal appeal, the appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC 4229 and made a part of this record.

In conformity with the law, the Board mailed seasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, August 15, 1978

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, August 29, 1978, in accordance with notice and advertisement aforementioned, and after having listened to those present who wished to be heard in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit #29, dated July 7, 1978, and plans submitted to the Board at its hearing and now on file in the Building Department.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 29, 1978

Decision of the Board of Appeal on the Appeal of Case #BZC-4229

page 2

The appellants, The Passionist Missionary Society of Boston, Inc., propose to lease certain areas and buildings upon a large tract of land it owns in the Brighton District to Boston College for one school year to provide dormitory space for up to one hundred fifty students. The property contains approximately six hundred and thirty thousand square feet of land with frontage of 573 feet on Washington Street and an average depth of approximately 800 feet. To the rear of the property, there is some minor frontage on public ways known as Nevins Way and Monastery Path. Situated on the property are several structures, consisting of the monastery, the retreat house, the chapel and a church. The proposal is to use the retreat house to house approximately one hundred students and supervisory staff and personnel and to use the monastery to house fifty students, staff and personnel, with the total number not to exceed one hundred fifty. The church will remain unaffected by this proposal.

With reference to Section 8-7, Use Item 13A: The Board finds that a dormitory use within an H-2 zone district in which the site is located is conditional. The Board grants relief from this section as a conditional use, provided the provisos herein are complied with.

With reference to Section 23-1: The Board finds that within the H-2 zone district the Code requires thirty-eight offstreet parking spaces for a dormitory to house one hundred fifty persons. At the time of hearing, the appellant indicated that it would provide for as many as one hundred fifty offstreet parking spaces, many more than the Code requires and many more than the anticipated need. Consequently, no relief from this section is necessary.

The property has been owned by the Passionists for almost seventy years, and since that time has been used for religious services and periods of contemplation and reflection known as retreats. The Passionists have determined that they can no longer maintain the use of the premises as a monastery and retreat house, and stated that regardless of the opinion rendered by this Board, that as of September 15, 1978, they would withdraw from the premises, and no longer be able to provide security or maintenance of the buildings and grounds. The structures and grounds have considerable economic and aesthetic value. Particularly, the monastery is a fine example of Spanish monastery architecture. Based upon evidence presented at the hearing, the Board finds that to leave the property vacant and not maintained would surely and quickly result in a serious threat to the integrity and continued beauty of the buildings and grounds. The Board finds that trespass and vandalism would be a very real possible result of vacancy. At the very least, we find that if an appropriate use is not found, serious deterioration may result causing irreparable harm to the property and to the neighborhood if the property becomes blighted. The Passionists have indicated that they wish to consider and reflect upon various proposals for the ultimate disposition of the property, for the sake and future of the property itself and for the affect such ultimate disposition will have upon the neighborhood and district within which the property is located. Further, it was stated that the conversion to dormitory space is only for a temporary period, affording protection and preservation of the property in order to have the necessary time within which to make a sound decision



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 29, 1978

Decision of the Board of Appeal on the Appeal of Case #BZC-4229

page 3

as to the future of the property. As is noted within the provisos, we have limited the relief to less than one year, but it is understood that relief may be sought for additional time, not to exceed one more school year. We need not pass upon the issue as to whether such extension would be granted, except to state that the appellant is not barred by any of the terms of this decision from filing for such an extension.

We now turn to the bases upon which we found that the appellant has satisfied all the provisions and requirements of Article 6, Section 5-3.

The site is an appropriate location on a temporary basis as limited by the relevant proviso to use as a college dormitory. Because of the vast size of the property, the density will amount to approximately one student per acre, considerably less than the density of adjoining parcels in the area. This will minimize the impact of such use upon the neighborhood. Furthermore, it was stated that the students to be housed upon this parcel will be freshmen, and that principally they will pursue their extra-curricular activities at the main campus facilities of gymnasiums, libraries and social and function areas. The proximity of the site to social and service facilities of the Brighton District, including St. Elizabeth's Hospital will more readily give access by the students to those facilities at which they may render voluntary services and time, for which Boston College officials have indicated credit will be given to enhance the initiative to perform a positive service to the community in which they will reside. Furthermore, the Board finds that the parking facilities on the premises are more than adequate to accommodate the vehicles of the students and staff to be housed there, and any visitors such use will generate. The Board finds that although institutional in nature, the use will essentially be residential in nature and will be compatible with the residential character of the neighborhood.

The Board finds that the use will not adversely affect the neighborhood, nor will a nuisance be created. As already stated, the property is so vast that the accommodation of one hundred fifty residents will not significantly impact the neighborhood. To further safeguard against any adverse affect, or nuisance, by a proviso imposed, the community will participate in monthly meetings to consider and act upon any suggestions or criticisms that may be brought to the attention of the owner or lessee regarding the conduct of the students or any other aspect of the operation. We find upon evidence presented that representatives of the owner will closely scrutinize the operation and conduct upon the premises to assure that neither waste nor annoyance occurs, and will meet with residents and community leaders to consider their comments and suggestions. By these safeguards and restrictions, the Board does not intend to indicate apprehension or uncertainty as to the appropriateness of the location for a dormitory use, but only demonstrates additional caution to assure that as a dormitory use it will be closely supervised to avoid any unanticipated problems.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 29, 1978

Decision of the Board of Appeal on the Appeal of Case #BZC-4229

page 4

No serious hazard to pedestrians or vehicles will be created. That more than required offstreet parking will be provided will avoid congesting the parking of vehicles on Washington Street or the roadway into the property which will also serve the parishioners of the church. Upon the plans presented, the Board finds that the driveway and roadway on the property is adequate in its design and layout to provide an adequate level of service for parishioners, students and visitors, that visibility of both pedestrians and drivers of their passage and that of others will be unobstructed, that the layout of the pedestrian walks are sufficient and convenient, and that no conflict or hazard will be created to vehicles or pedestrians. The Board finds that the lessee will provide a frequent bus service seventeen hours per school day between the main campus and their housing unit which will reduce the amount of student vehicular travel to and from the premises. Furthermore, the maintenance of staff and security personnel upon the premises will assure that any student driving will be at a reasonable rate of speed and otherwise appropriate in consideration to other users of the property. By our proviso that the bus shall run non-stop between the main campus and the dormitory will reduce what otherwise might create an impediment to free flow of traffic on the streets around the property by the stopping and starting of the bus for passengers to board or alight.

The facilities to be leased are adequate and appropriate for the proper operation of the use. The interior layout of the structures, those being the retreat house and the monastery, lend themselves very well to a dormitory use. There are an adequate number of rooms to accommodate the proposed number of students, and the rooms themselves are sufficient in size and window area to provide adequate light, air and enjoyment for sleeping and study. The lavatory facilities are to be expanded to adequately accommodate the needs of the students. The common rooms are sufficient in number and size to provide the social amenities of congregate living. The proximity of the staff quarters will insure the proper amount of supervision. The kitchen facilities and dining areas are large enough and modern for the dining needs.

The roadways are sufficient to accommodate the vehicles required to deliver foodstuffs and remove the refuse.

The proposed twenty-four hour security to be provided will further monitor the conduct of the students and protect the buildings and grounds from trespass and vandalism.

Finally, the grounds are large enough to comfortably provide outdoor recreation space for the students without interfering with the church use, or the peace and enjoyment of abutters or the neighborhood community.

The Board is of the opinion that all the conditions required for the granting of a Conditional Use under Article 6, Section 6-3, of the Zoning Code have been met, and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore, acting under its discretionary power, the Board (the members and the substitute member sitting on this appeal) unanimously voted to grant the requested Conditional Use as described above, annuls the



CITY OF BOSTON
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 29, 1978

Decision of the Board of Appeal on the Appeal of Case #BZC-4229

page 5

refusal of the Building Commissioner, and orders him to grant a permit in accordance with this decision, with the following provisos which, if not complied with, shall render this decision null and void:

Provisos:

1. This use is being granted temporarily to expire on May 31, 1979; and
2. That these premises be subject to design review by the Boston Redevelopment Authority with regard to the planning of parking for 150 cars, and also to work out a strictly enforced traffic pattern; and
3. That there be no roadway parking; and
4. That strict security be maintained twenty-four hours a day, particularly as at the central campus; and
5. That the bus provided for transportation shall run non-stop from these premises to the College and back again; and
6. That Boston College furnish an appropriate insurance bond to the Boston Redevelopment Authority, so that the property will be maintained and restored to its original condition at the conclusion of this term; and
7. That community meetings be established and conducted monthly.

n Counsel

Signed September 19, 1978

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b7c

A True Copy

Attest:

Executive Secretary



Boston College, Chestnut Hill, Massachusetts 02167 Telephone (617) 969-0100

Vice President for Student Affairs

May 4, 1979

Dear [REDACTED]

Please accept this letter as official authorization to represent the Passionist Missionary Society of 159 Washington Street, Brighton, Massachusetts and the Trustees of Boston College of Chestnut Hill, Massachusetts in taking whatever legal action is appropriate to effect the extension for one year of the relief granted by the City of Boston Board of Appeal on September 19, 1978, Case #BZC-4229 with respect to the rental of St. Gabriel's Monastery and Retreat House to Boston College. The current permissive use was "granted temporarily to expire on May 31, 1979" with the stated understanding that "... relief may be sought for additional time, not to exceed one more school year" (Page 3 of Case BZC-4229).

All conditions and provisos as stipulated by the Board of Appeal have been completely fulfilled and, to the best of our knowledge, there is no community or BRA opposition to the continuance of this use through May 31, 1980. We would ask that the necessary action on this request be completed as soon as possible.

Sincerely,

[REDACTED]

[REDACTED]

KPD:mc



APPLICANT MUST USE TYPEWRITER IN FILLING IN

THIS APPLICATION

CITY OF BOSTON

JUN 7 1979
2288

1155 Washington St
6/11/79
Street Numbering Inspector.

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 159 Washington Street District Brighton Ward 2
Name of owner is? Passionist Missionary Society of Boston, Inc. Address, 159 Washington Street
Name of architect or engineer is? Lic. No.
Material of building is? Stucco Style of roof? Pitched Construction of roof? Tile
Size of building, feet front? 106 ; feet rear? 320 ; feet deep? 205 ; No. of stories? 4
No. of feet in height from sidewalk to highest point of roof? 55 Material of foundation? Concrete
Thickness of external walls? 12" Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Retreat House Doc #1221/63

Front stairs? Yes Back stairs? Yes Fire escape? Yes Con. balconies? No Any other? No
Is building equipped with automatic sprinkler system?
Type of construction? Group occupancy?
Building to be occupied for University Dormitory for a total of 150 students after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

The Applicant proposes to change the occupancy of the monastery to a University dormitory for 50 students and to change the occupancy of the rectory to a University dormitory for 100 students.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Date June 7, 1979

Estimated cost. \$ None

Phone

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

(Signature of Owner)

Type Name of Person Signing

(Address)

(Signature of Licensed Builder)

Type Name of Person Signing

(Address)

Lic. No. Class

My license expires

(Name of Contractor)

(Address)

2288

EXAMINATION OF PLANS

Approved.....19.....

Supervisor of Plans.

Arch./Struc./Safety

APPROVED
as shown on plans

Granted by the Board of Appeal with 7
 Provisos Provisos attached.
 Decision filed in the Building Dept.
 9-11-79

Aug 7, 1979

B7C-4501

EXAMINATION OF PLANS

PERMIT NUMBERS

Electrical..... Gas.....

Plumbing..... Sprinklers.....

Electrical APPROVED as shown on plans

Egress APPROVED as shown on plans

Plumbing.....Gas.....

H.V.A.C. Sprinklers

Mechanical APPROVED as shown on plans

**BUILDING DEPARTMENT
CITY OF BOSTON
ZONING DIVISION
NOT APPROVED**

JUN 1 - 1979 R-10 FH2

Prop. ... in relation of Chap. 665

ACTS of 1958, SECTION 87(2)(g) 8/23
to wit: SECTION 87(2)(g) FILE NEW #13-A
DECLINATORY FOR 1ST STUDENT
DECLINATORY WITHIN AUR-15 AND
2 ZONE DISTRICT.
Zoning Administrator

IN VARIANCE WITH A FORMER
DECISION OF THE BOARD OF
APPEAL.
SECTION 23-1 OFF STREET PARKING
~~AND~~ FACILITIES ARE NOT
PROVIDED ON THE SITE.

DATE.....19.....

INSPECTOR'S REPORT

RECEIVED
This building is approved for satisfactory Egress.

Signature of Inspector.

RECEIVED
CITY OF BOSTON
BUILDING DEPARTMENT
JUN 7 2 26 PM 1979

RECEIVED
This b

17250 This building is approved for satisfactory Egress.

CONDITIONS

Ward.....21

.....NOTES TO THE.....
INVENTED CHINESE

Jul 11 1 50 PM 1980

Permit granted

This appeal seeks a.....conditional use permit and variance..... The specific

Here insert: interpretation of Boston Zoning Code
or conditional use permit
or nonconforming use permit
or sub-standard lot permit
or transition zone permit
or variance

provision of the Boston Zoning Code involved in this appeal is Section 23-1 & 8-7, Use Item #13A.....
More precisely, what is sought by this appeal, and the grounds on which it is claimed that what is sought should be granted, are as follows (here set forth in detail and with particularity exactly what is sought by this appeal, and the reasons therefor):

The appellant proposes to change the occupancy of the first two floors of the monastery to a university dormitory for 50 students and to change the occupancy of the rectory to a university dormitory for 100 students. The chapel will continue to be used as such. The students occupying the dormitory will be attending Boston College which is nearby, and they will be forbidden by Boston College to bring automobiles onto the premises or onto the Boston College campus. The premises will require minimal alterations to accommodate the students.

The site is located on a large parcel of land set back from the main road. It is near other institutions, such as St. Elizabeth's Hospital and it is nicely landscaped. Thus, it is an appropriate location for a university dormitory. Because of the large amount of land involved, its proximity to other large institutions and its set back from the road, the use of the facilities for a university dormitory will not adversely affect the neighborhood. Since the occupants of the dormitory will not possess motor vehicles, no serious hazard to vehicles or pedestrians will result and the presence of students on the premises will not create a nuisance. The facilities have been used in the past to house priests, and the facilities will be remodeled to suit the particular needs of students, and thus adequate and appropriate facilities will be provided for the proper operation of the use.

Some parking will be available in the lot near St. Elizabeth's Hospital, and although the number of spaces allocated does not meet the number required under Section 23-1, it will be adequate for the dormitory use requested herein, because none of the student residents of the dormitory will possess a car. Transportation facilities will be provided for the students to travel to and from the main Boston College campus.

The unique nature of the property is such that the application of Section 23-1 would deprive the appellants of the reasonable use of the premises. The granting of the requested variance is necessary for the reasonable use of the premises and this variance, as requested, is the minimum that will accomplish that purpose. The granting of the variance will be in harmony with the general purpose and intent of the code and it will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Further reasons will be presented at the time of the hearing.

b6
b7c

Appellant.....

B.....

Address.....

Telephone number.....



CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER
Eight Floor, City Hall
1 City Hall Square
BOSTON, MASSACHUSETTS 02201

June 8, 1979

FRANCIS A. DEAN
Building Commissioner
RICHARD J. SPANARD JR.
LEO F. MARTIN
JAMES T. REID
Assistant Building
Commissioners

Passionist Missionary Society
of Boston, Inc.
159 Washington Street
Brighton, MA 02135

Re: Application # 2288 Dated 6/7/79
Location 159 Washington Street, Ward 21
Purpose R-.5 and H-2 Zone
Change of occupancy from retreat house
to dormitory for 150 students and chapel. b6
b7C

Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Articles 8 and 23.

Section 8-7 Use item #13A A dormitory for 150 students is
conditional within an R-.5 and H-2 Zone District.
In variance with a former decision of the Board
of Appeal.

Section 23-1 Off street parking facilities are not provided
on the site.

JC:PD

for the Building Commissioner
Supv. Structural Engineer

If you appeal, your appeal must be accompanied by a copy of the certified
plot plan which was filed with your application.

Refusal of a permit may be appealed to the Board of Appeal within forty-
five days of the date of the decision of the Building Department.

...ange the occupancy of the
rectory for 50 students and
rectory to a University doc...

00128
00128
00128



Provisos:

1. This use is being granted temporarily to expire on May 31, 1980; and
2. That these premises be subject to design review by the Boston Redevelopment Authority with regard to the planning of parking for 150 cars, and also to work out a strictly enforced traffic pattern; and
3. That there be no roadway parking; and
4. That strict security be maintained twenty-four hours a day, particularly as at the central campus; and
5. That the bus provided for transportation shall run non-stop from these premises to the College and back again; and
6. That Boston College furnish an appropriate insurance bond to the Boston Redevelopment Authority, so that the property will be maintained and restored to its original condition at the conclusion of this term; and
7. That community meeting; be established and conducted monthly.

APPEAL

under Boston Zoning Code

Boston, Massachusetts, July 11, 1978.

To the Board of Appeal in the Building Department of the City of Boston:

The undersigned, being authorized agent of the owner
Here insert words descriptive of interest in lot, such as the owner(s)
of the lot at 159 Washington Street Brighton Ward 21
number street district
hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Building Department
of the City of Boston from the following action taken by the Building Commissioner on 7/11/78
date



FRANCIS W. GENE
Building Commissioner
RICHARD L. GRANARA, JR.
LEO F. MARTIN
JAMES T. REID
Assistant Building
Commissioners

CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER
Eighth Floor, City Hall
1 City Hall Square
BOSTON, MASSACHUSETTS 02201

B D 512A

11 July 1978

Passionist Missionary Society
of Boston, Inc.
159 Washington Street
Brighton, MA. 02135

Re: Application #29 Dated 7-7-78
Location 159 Washington Street, Wd. 21,
Purpose R-.5 and H-2 Zone
Change of occupancy from retreat
house to dormitory for 150 students and
chapel.

b6
b7C

Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-
Chapter 665, Acts of 1956 as amended, Articles 8 and 23.
Section 8-7 Use Item #13A A dormitory for 150 students
is a Conditional Use within an R-.5 and
an H-2 Zone District and requires Board of
Appeal approval.
Section 23-1 Accessory off-street parking facilities
are not provided on the site.

for the Building Commissioner



MEMBERS

JOHN W. PRIESTLEY, JR.
CHAIRMAN

CHARLES F. SPILLANE,

CITY OF BOSTON

BOARD OF APPEAL

ROOM 803, CITY HALL

BOSTON, MASSACHUSETTS 02201

September 11, 1979

NOTICE OF DECISION

CASE NO. BZC-4501

APPEAL SUSTAINED

WITH PROVISOS

In reference to appeal of

Passionist Missionary Society

APPELLANT:

concerning premises

159 Washington Street, Ward 21

to vary the application of the Zoning Act, Ch. 665, Acts of 1956,
as amended, in this specific case, I beg to advise that the petition
has been granted with provisos.

Decision has been filed in the office of the Building
Commissioner, Room 808, City Hall, and is open for public inspec-
tion. Date of entry of decision in the Building Department was
September 11, 1979.

b6
b7C

FOR THE BOARD OF APPEAL

XXXXXXXXXXXXXXXXXXXX
(Miss Anna M. Ruddy,
Executive Secretary.





SEP 11 3 1979
BOARD OF APPEAL

BUILDING DEPARTMENT
CITY OF BOSTON

OFFICE OF THE BOARD OF APPEAL

August 7, 1979

Decision of the Board of Appeal on the Appeal of

Passionist Missionary Society

to vary the terms of the Boston Zoning Code, under Statute 1955, Chapter 665, as amended, Section 8, at premises:

159 Washington Street, Ward 21

in the following respect: **Conditional Use and Variance**

Articles 8(8-7-13A) and 23(23-1): To allow change of occupancy from retreat house to dormitory and chapel for 150 students in a General Residence (R-.5) and an Apartment House (H-2) district; also allow the off-street parking facilities to be less than requirements.

In his formal appeal, the appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC 4501 and made a part of this record.

In conformity with the law, the Board mailed seasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, July 24, 1979

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has ~~not~~ received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday August 7, 1979, in accordance with notice and advertisement aforementioned, and after having listened to those present who wished to be heard in opposition to the petition, The Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code-all as per Application for Permit #2288 Dated June 7, 1979 and plans submitted to the Board at its hearing and now on file in the Building Department.



BOARD OF APPEAL

SEP 11 3 24 PM 1979

BUILDING DEPARTMENT
OFFICE OF THE BOARD OF APPEAL
CITY OF BOSTON

August 7, 1979

Decision of the Board of Appeal on the Appeal of BZC -4501

Page Two

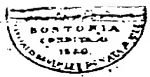
The appellant, Passionist Missionary Society of Boston, Inc., seeks to extend for one year, to May 31, 1980, the relief granted by the Board in Case BZC-4299. It proposes to continue to lease certain areas and buildings upon a large tract of land it owns in the Brighton District to Boston College for one additional school year to provide dormitory space for up to one hundred fifty students. The property contains approximately six hundred and thirty thousand square feet of land with frontage of 573 feet on Washington Street and an average depth of approximately 800 feet. To the rear of the property, there is some minor frontage on public ways known as Nevins Way and Monastery Path. Situated on the property are several structures, consisting of the monastery, the retreat house, the chapel and a church. The proposal is to continue to use the retreat house to house approximately one hundred students and supervisory staff and personnel and to continue to use the monastery to house fifty students, staff and personnel, with the total number not to exceed one hundred fifty. The church will remain unaffected by this proposal.

With reference to Section 8-7, Use Item 13A: The Board finds that a dormitory use within an R-.5 and H-2 zone district in which the site is located is conditional. The Board grants relief from this section as a conditional use, provided the provisos herein are complied with.

With reference to Section 23-1: The Board finds that within the R-.5 and H-2 zone district the Code requires no more than thirty-eight off-street parking spaces for a dormitory to house one hundred fifty persons. At the time of hearing, the appellant indicated that it would provide for as many as one hundred fifty off-street parking spaces, many more than the Code requires and many more than the anticipated need. Consequently, no relief from this section may be necessary. To the extent that any relief is required, the Board grants relief from this section as a variance, provided the provisos herein are complied with.

The Board finds that the site is an appropriate location for the use as a college dormitory. Because of the vast size of the property, the density will amount to approximately one student per acre, considerably less than the density of adjoining parcels in the area. This will minimize the impact of such use upon the neighborhood. Furthermore, it was stated that the students to be housed upon this parcel will be freshmen, and that principally they will pursue their extracurricular activities at the main campus facilities of gymnasiums, libraries and social and function areas. The proximity of the site to social and service facilities of the Brighton District, including St. Elizabeth's Hospital will more readily give access by the students to those facilities at which they may render voluntary services and time, for which Boston College officials have indicated credit will be given to enhance the initiative to perform a positive service to the community in which they will reside. Furthermore, the Board finds that parking facilities to be provided are more than adequate to accommodate the vehicles of the students and staff to be housed at the site, and any visitors such use will generate. The Board finds that although institutional in nature, the use will essentially be residential in nature and will be compatible with the residential character of the neighborhood.

The Board finds that the use will not adversely affect the neighborhood, and that no nuisance will be created by the use. As already stated, the property is so vast that the accommodation of one hundred fifty residents will not significantly impact the neighborhood. To further



BOARD OF APPEAL

2.1.11 3 24 PM 1979

PLANNING DEPARTMENT
OFFICE OF THE BOARD OF APPEAL
CITY OF BOSTON

August 7, 1979

Decision of the Board of Appeal on the Appeal of BZC-4501

Page Three

safeguard against any adverse affect, or nuisance, by a proviso imposed, the community will participate in monthly meetings to consider and act upon any suggestions or criticisms that may be brought to the attention of the owner or lessee regarding the conduct of the students or any other aspect of the operation. The Board finds upon evidence presented that representatives of the owner will closely scrutinize the operation and conduct upon the premises to assure that neither waste nor annoyance occurs, and will meet with residents and community leaders to consider their comments and suggestions. By these safeguards and restrictions, the Board does not intend to indicate apprehension or uncertainty as to the appropriateness of the location for a dormitory use, but only demonstrates additional caution to assure that as a dormitory use it will be closely supervised to avoid any unanticipated problems.

The Board finds that there will be no serious hazard to pedestrians or vehicles from the use. That more than required off-street parking will be provided will avoid congesting the parking of vehicles on Washington Street or the roadway into the property which will also serve the parishioners of the church. Upon the plans presented, the Board finds that the driveway and roadway on the property is adequate in its design and layout to provide an adequate level of service for parishioners, students and visitors, that visibility of both pedestrians and drivers of their passage and that of others will be unobstructed, that the layout of the pedestrian walks are sufficient and convenient, and that no conflict or hazard will be created to vehicles or pedestrians. The Board finds that the lessee will provide a frequent bus service seventeen hours per school day between the main campus and their housing unit which will reduce the amount of student vehicular travel to and from the premises. Furthermore, the maintenance of staff and security personnel upon the premises will assure that any student driving will be at a reasonable rate of speed and otherwise appropriate in consideration to other users of the property. The proviso herein that the bus shall run non-stop between the main campus and the dormitory will reduce what otherwise might create an impediment to free flow of traffic on the streets around the property by the stopping and starting of the bus for passengers to board or alight.

The Board finds that adequate and appropriate facilities will be provided for the proper operation of the use. The interior layout of the structures, those being the retreat house and the monastery, lend themselves very well to a dormitory use. There are an adequate number of rooms to accommodate the proposed number of students, and the rooms themselves are sufficient in size and window area to provide adequate light, air and enjoyment for sleeping and study. The lavatory facilities have been expanded to adequately accommodate the needs of the students. The common rooms are sufficient in number and size to provide the social amenities of congregate living. The proximity of the staff quarters will insure the proper amount of supervision. The kitchen facilities and dining areas are modern and large enough for the dining needs of the students. The roadways are sufficient to accommodate the vehicles required to deliver foodstuffs and remove the refuse. The proposed twenty-four hour security to be provided will further monitor the conduct of the students and protect the buildings and grounds from trespass and vandalism. Finally, the grounds are large enough to comfortably provide outdoor recreation space for the students without interfering with the church use, or the peace and enjoyment of abutters or the neighborhood community.



BOARD OF APPEAL

SEP 13 24 PM 1979
BUILDING DEPARTMENT
CITY OFFICE OF THE BOARD OF APPEAL

August 7, 1979

Decision of the Board of Appeal on the Appeal of BZC-4501

Page Four

The Board finds that there are special circumstances and conditions applying peculiarly to the site but not the neighborhood, such that strict application of the provisions of the Zoning Code would deprive the appellant of the reasonable use of its land and buildings. The property has been owned by the Passionists for almost seventy years, and since that time has been used for religious services and periods of contemplation and reflection known as retreats. The Passionists have determined that they can no longer maintain the use of the premises as a monastery and retreat house, and as of September 15, 1978, they found it necessary to withdraw from the premises and found themselves no longer able to provide security or maintenance of the buildings and grounds. The structures and grounds have considerable economic and aesthetic value. Particularly, the monastery is a fine example of Spanish monastery architecture. Based upon evidence presented at the hearing, the Board finds that to leave the property vacant and not maintained would surely and quickly result in a serious threat to the integrity and continued beauty of the buildings and grounds. The Board finds that trespass and vandalism would be a very real possible result of vacancy. At the very least, we find that if an appropriate use is not found, serious deterioration may result causing irreparable harm to the property and to the neighborhood if the property becomes blighted. The Passionists have indicated that they wish to consider and reflect upon various proposals for the ultimate disposition of the property, for the sake and future of the property itself and for the effect such ultimate disposition will have upon the neighborhood and district within which the property is located. Further, the conversion to dormitory space is only for a temporary period, affording protection and preservation of the property in order to have the necessary time within which to make a sound decision as to the future of the property.

The Board finds that for reasons of practical difficulty and demonstrable and substantial hardship, the granting of a variance is necessary for the reasonable use of the land and buildings, and that the variance granted is the minimum variance that will accomplish this purpose. The proposed use of the site with the amount of off-street parking spaces to be provided represents the only realistic way that the appellant can protect its property. In addition, needed dormitory space will be provided for the lessee Boston College. The Board notes, in addition to the other considerations forming a basis for this decision, that the declared purposes of the Zoning Code "to encourage the most appropriate use of land throughout the City; to prevent overcrowding of land; to conserve the value of land and buildings; [and] to facilitate adequate provision for ... schools" are all furthered by granting the relief requested. By a proviso incorporated herein, the relief has been granted temporarily to expire on May 31, 1980, it being the Board's determination that this is the minimum variance that will allow appellant the reasonable use of its land.

For the reasons stated above, the Board finds that the granting of the variance will be in harmony with the general purpose and intent of the Zoning Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The Board is of the opinion that all the conditions required for the granting of a Variance under Article 7, Section 7-3, and a Conditional Use under Article 6, Section 6-3, of the Zoning Code have been met, and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore,



FILED

BOARD OF APPEAL

SEP 11 3 24 PM 1979

BUILDING DEPARTMENT
CITY OF BOSTON

OFFICE OF THE BOARD OF APPEAL

August 7, 1979

Decision of the Board of Appeal on the Appeal of BZC-4501

Page Five

acting under its discretionary power, the Board (the members and the substitute member sitting on this appeal) unanimously voted to grant the requested Variance and Conditional Use as described above, annuls the refusal of the Building Commissioner, and orders him to grant a permit in accordance with this decision, with the following provisos which, if not complied with, shall render this decision null and void:

Provisos:

1. This use is being granted temporarily to expire on May 31, 1980; and
2. That these premises be subject to design review by the Boston Redevelopment Authority with regard to the planning of parking for 150 cars, and also to work out a strictly enforced traffic pattern; and
3. That there be no roadway parking; and
4. That strict security be maintained twenty-four hours a day, particularly as at the central campus; and
5. That the bus provided for transportation shall run non-stop from these premises to the College and back again; and
6. That Boston College furnish an appropriate insurance bond to the Boston Redevelopment Authority, so that the property will be maintained and restored to its original condition at the conclusion of this term; and
7. That community meetings be established and conducted monthly.

Approved

Signed September 11, 1979

b6
b7C

A True Copy

Executive Secretary

* George W. Judkins, deceased



CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

No. 2725/1975

CITY HALL ANNEX, November 1, 1975

PERMIT FOR USE OF PREMISES

Permission To Use Premises Is Hereby Granted... Passionist's Society of Boston, Inc.

Location... 155-159 Washington Street Ward 21

Use... Parking of 245 Vehicles for a fee

Owner... Passionist's Society of Boston, Inc.

Provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes relating to the Use, Construction, Alteration, Repair, Maintenance of Buildings or Premises in the City of Boston as amended.



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FILED

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 26, 1975

Decision of the Board of Appeal on the Appeal of

Passionist Society of Boston

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

155-159 Washington Street, Ward 21

in the following respect: Variance

Article 8(8-7-58): To allow use of premises for public parking of 249 vehicles for a fee on above cited lot and a separate contiguous lot at 15 Nevins Street, and to erect an attendant's booth, accessory signs and fencing in a General Residence (R-.5) district.

In his formal appeal, the appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC 3388 and made a part of this record.

Under the terms of the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, August 12, 1975

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, August 26, 1975, in accordance with notice and advertisement aforementioned, and at which hearing there was no one present in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit #2725, dated May 20, 1975, and plans submitted to the Board at its hearing and now on file in the Building Department.



FILED
OCT 7 1975
CITY OF BOSTON
BUILDING DEPARTMENT
BOARD OF APPEAL
OFFICE OF THE BOARD OF APPEAL

Bd. Ap. 2

August 26, 1975

Decision of the Board of Appeal on the Appeal of Case #BZC 3388

PAGE 2

The premises in question cover an area of approximately 51,200 square feet of which approximately 26,892 square feet is used for parking and the balance for roadways. Land is covered with asphalt and enclosed with a six foot high chain link fence. Opening in fence located at Southeast corner for entrance and exiting of vehicles. Parking attendant's booth approximately 36 square feet, is located at entrance with fee sign attached. This entrance is also used by vehicles to gain access to adjacent land at 15 Nevins Street.

Under Section 8-7 item 58, land is located in a General Residence (R-5) district and is to be used temporarily for the parking of 166 vehicles for a fee. The Board grants relief of this section as a variance consistent with the proviso made.

This land has been used as a free parking area by the appellants parishioners for many years. Parking for a fee will provide better control and supervision and will not be injurious to the neighborhood nor will it be detrimental to the public welfare. The vehicles using this land formerly parked on the premises of an abutter (a hospital) which is presently building a garage on their site. That there is no other area in which to put these cars creates a special circumstance affecting appellants land.

If parking is not permitted on this land, patients, doctors, employees and visitors would be forced to park on the street adding to an already congested area. //

The granting of the variance is necessary for the reasonable use of the land and structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose, the granting of the variance will be in harmony with the general purpose and intent of this code.



FILED
OCT 7 1 05 PM 1975
BUILDING DEPARTMENT
CITY OF BOSTON

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 26, 1975

Decision of the Board of Appeal on the Appeal of Case #BZC 3388

PAGE 3

The Board is of the opinion that all the conditions required for the granting of a variance under Article 7, Section 7-3, of the Zoning Code have been met, and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore, acting under its discretionary power, the Board (the members and the substitute member sitting on this appeal) unanimously voted to grant the requested variance as described above, annuls the refusal of the Building Commissioner, and orders him to grant a permit in accordance with this decision, with the following proviso which, if not complied with, shall render this decision null and void.

Proviso: This use is being granted for a temporary period to expire on June 1, 1976.

Approved as to form:

Assistant Corporation Council

9-26-75

Signed October 7, 1975:

b6
b7C

A True Copy

Executive Secretary

*Gordon Judkins, deceased

Deant



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON

155-159 Washing-
ton St., Brighton
Street Numbering Inspector

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT:—

To erect building or structure, under provisions of Chapter 802 of the Acts of 1972 as Amended.

Certified street and number..... 155-159 Washington Street..... Within..... Fire Zone. Ward..... 21
Name of Owner..... Passionist's Society of Boston, Inc..... Address..... 155-159 Washington Street, Brighton
Name of Architect or Engineer.....
Classification of building or structure — Pre-Code..... Post-Code..... Type of Construction.....
Dimensions of building or structure — Front..... 6'..... Right side..... 12'..... Left side..... 12'..... Rear..... 6'
Height from sidewalk or mean grade to highest point of roof..... 8'
see attached plan
Dimensions Lot — Front..... Right side..... Left side..... Rear.....
Main stairs..... Back stairs..... Fire escapes..... Con. balconies..... Any other.....
Material of — Foundation..... Floors..... Walls..... Thickness of.....
Roof construction..... Soil..... Party walls..... Thickness of.....

Floors	1	2	3	4	Any Others
Occupancy					
Number of persons accommodated					
Designed live load					

Number of employees in building..... One..... Proposed occupancy..... Parking Booth.....

Cubic Volume..... X \$..... per cu. ft. Estimated cost..... \$10,000.....

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Erection of parking attendant's booth, erection of signs, erection of fencing and use of premises for public parking, for a fee, of 249 vehicles commonly on the above identified lot and a separate contiguous lot, No. 15 Nevins Street, Brighton, for which separate application is filed this date,

Fencing - \$ 4,000
Paving of area - 5,000
Signs - 700
Erection of parking booth - 300

Doc #. 8726/75

Total cost - - - - - \$ 10,000

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b7C

Date..... April 28, 1975

and accompanying plans are a true statement made under penalty

(Address).....

(Signature of Licensed Builder)

Address.....

License No.....

Class.....

My license expires.....

Address.....

1975 10 13

EXAMINATION OF PLANS

EXAMINATION OF PLANS

ZONING

All applications for new buildings and all applications increasing the area of buildings, must be accompanied by a survey of the lot signed by a qualified surveyor or a true survey in accordance with last filing at Register of Deeds, giving Deed number, Reference Book number and Page number.

Plot plan must show:-

Area of lot in square feet.

Area of building in square feet.

Percentage of area of lot covered.

Approved as in compliance with Act of 1924, Chapter 488, as amended.

Zone.....

City of Boston
ZONING DIVISION
NOT APPROVED

MAY 23 1975 R-5

Proposed Building subject to the provisions of Chapter 40A, Acts of 1956, as amended, Sec. 8-7 use permit for parking of 249 vehicles for a fee with the necessary Zoning Administrator's accessory signs fencing, and attendant's watch is forbidden within an R-5 zone district.

RECEIVED
MAY 20 2 42 PM 1975
BUILDING DEPARTMENT
CITY OF BOSTON

NOSE OF PREMISES FEE DUE

OCT 24 1975

45

Application to the Building Commissioner for Permit

To erect type..... building or structure at

No. 155-159 Washington St.

Ward 21

May 20, 1975

BOARD OF APPEAL
Aug 26, 1975
Permit ordered
granted with proviso
Dec. B2C-3387

Granted by the Board of Appeal on 7 October 1975 with one Proviso: That this use is being granted for a temporary period to expire on 1 June 1976. Decision filed in the Building Dept. on 7 October 1975.

Nominal fee of \$45.00 authorized pending determination of zoning issues by Bd. of Appeal.

PERMIT ISSUED
NOV 1 1975
NOV 3 1975
PERMIT GRANTED

.....19

Permit filed out by.....

Plan number..... File number.....

Group occupancy and division.....

Present principal occupancy.....

with application.

BUILDING
OFFICE OF THE BUILDING COMMISSION
Eighteen Floor, City Hall
1 City Hall Square
BOSTON, MASSACHUSETTS 02201

23 May 1975

Passionist's Society of Boston, Inc.
155-159 Washington Street
Brighton, Massachusetts

Re: Application # 2725 Dated 5-20-75
Location 155-159 Washington Street, Bd. 21, R-.5 Zone
Purpose Use of premises for public parking for a fee
of 249 vehicles on the above cited lot and a separate
contiguous lot, 15 Nevins Street, and to erect an
attendant's booth, accessory signs, and fencing.

Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-
Chapter 665, Acts of 1956 as amended, Article 8.
Section 8-7 Use Item #50 Parking of 249 vehicles for a fee with
the accessory accessory signs, fencing, and atten-
dant's booth is forbidden within an R-.5 Zone District.

For the

If you appeal, your appeal must be accompanied by a
plot plan which was filed with your application.

Refusal of a permit may be appealed to the Board of Appeal within forty-
five days. Chapter 665 of the Acts of 1956, as amended through April 1963.

b6
b7C



APPLICATION FOR PERMIT TO DO PLUMBING

BD 1C

BUILDING DEPARTMENT - 808 CITY HALL
BOSTON, MASS. 02201

DATE June 25 1981.-

WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL PROVISIONS OF THE MASSACHUSETTS STATE
PLUMBING CODE AND CHAPTER 142 OF THE GENERAL LAWS.

ALL APPLICATIONS REQUIRED TO
BE SUBMITTED IN TRIPLICATE

FIXTURES

No. 0068

[illegible]

NAME AND ADDRESS OF BUILDING

Saint Elizabeth hospital
159 Washinton St. Brighton, Mass.
LEGAL OCCUPANCY Saint Elizabeth Hospital

NAME _____

CERTIFICATE NO. 260

CORPORATION **Ferris & Mahoney Co., Inc.**

PARTNERSHIP

FIRM OR COMPANY

NEW OR RENOVATION Renovation

NAME OF MASTER OR JOURNEYMAN PLUMBER

NAME OF OWNER saint Elizabeth Hospital

ADDRESS OF OWNER 159 Washington St. Brighton

ADDRESS 73 Mt. Calvary Rd. Roslindale

PLANS SUBMITTED? YES
NO

TELEPHONE NUMBERS: BUSINESS^M 325-1260

ESTIMATED COST OF JOB 1,000.00

RESIDENCE

I hereby certify that all of the details and information I have submitted (or entered) in above application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under Permit No. _____ are in accordance with all pertinent provisions of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws of the Commonwealth of Massachusetts.

APPROVED

Registration and License Number of Plumber

BELOW FOR OFFICE USE ONLY

FINAL INSPECTION

SKETCHES

PROGRESS INSPECTIONS

FEE _____

NO. 0068

APPLICATION FOR PERMIT TO DO PLUMBING

159 WASH

NAME & TYPE OF BUILDING

LOCATION OF BUILDING

PLUMBER



PERMIT GRANTED

DATE

1-13-81

[Signature]
PLUMBING INSPECTOR

DEC 13 1982

8-20-81
complete

DNV

b6
b7c



APPLICATION FOR PERMIT TO DO PLUMBING

BD 10

BUILDING DEPARTMENT - 808 CITY HALL
BOSTON, MASS. 02201

DATE 4-20 1981.

WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL PROVISIONS OF THE MASSACHUSETTS STATE PLUMBING CODE AND CHAPTER 142 OF THE GENERAL LAWS.

ALL APPLICATIONS REQUIRED TO
BE SUBMITTED IN TRIPPLICATE

FIXTURES

No. **2773**

[illegible]

NAME AND ADDRESS OF BUILDING

Saint Elizabeth Hospital

159 Washington St. Brighton, Mass.

LEGAL OCCUPANCY Saint Elizabeth Hospital

NEW OR RENOVATION Renovation

NAME OF OWNER Saint Elizabeth Hospital

ADDRESS OF OWNER 159 Washington St. Brighton,

PLANS SUBMITTED? YES
 NO

ESTIMATED COST OF JOB 8,000

NAME

CERTIFICATE NO. 250C

~~CORPORATION Ferris & Mahoney Co. Inc.~~

PARTNERSHIP

FIRM OR COMPANY

NAME OF MASTER OR JOURNEYMAN PLUMBER

ADDRESS 73 Mt. Calvary Rd. RoslindaleMa.

TELEPHONE NUMBERS: BUSINESS 326-1260

RESIDENCE

I hereby certify that all of the details and information I have submitted (or entered) in above application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under Permit issued for this application will be in compliance with all pertinent provisions of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws.

APPROVED

E

FINAL INSPECTION

8-6-81
F-P OK
Complete OK
225 J. Lang

SKETCHES

W21 FEB 3 1981
BELOW FOR OFFICE USE ONLY

NOT ON FILE

PROGRESS INSPECTIONS

11/1/79

DLV OK

FEE _____

NO. 2773

APPLICATION FOR PERMIT TO DO PLUMBING

159 WASH ST

ST ELIZ WdLp

NAME & TYPE OF BUILDING

LOCATION OF BUILDING

PLUMBER

PERMIT GRANTED

DATE 5-1-1981

PLUMBING INSPECTOR

b6
b7C



APPLICATION FOR PERMIT TO DO GAS FITTING

TO THE INSPECTIONAL SERVICES
COMMISSIONER:

BOSTON, August 19 1931

The undersigned hereby applies for a permit to perform gas fitting work according to the following specifications:

Location St. Gabriel Monastery 139 Washington St. Brighton District 9 Ward 21
 Name of owner St. Elizabeth's Hospital of Boston Address 736 Cambridge St., Brighton
 Material of building old New or old old Number of families ---- Stores ----
 What was the building last used for? School What is the building to be occupied for? School
 Nearest cross street ----- Change of occupancy? Yes ----- No X

Plans submitted — Yes -----
 No X

APPROVED

Is installation an entire job? ----- Conversion to Gas Fuel? -----

BY -----

NATURE OF PROPOSED GAS FITTING IN DETAIL

Floor	Pipe Size	Cookers	Domestic Ranges	Hotel Ranges	Auto. Room Heaters	Auto. Storage Heaters	Heating Boilers	Furnaces	Oil Pilots	Melting Pots	Unit Heaters	Gas Engines	Hot Plates	Bunsen Burners	Incinerators	Contact Stoves
Basement																
1st																
2nd																
3rd																
4th																
5th																
6th																
7th																
8th																
9th																
10th																

HOUSEHEATERS

No. of Steam Boiler ----- Name ----- Purposes ----- Gas consumption ----- per hour -----
 No. of Hot Water ----- Name ----- Purposes ----- Gas consumption ----- per hour -----
 No. of Hot Air ----- Name ----- Purposes ----- Gas consumption ----- per hour -----

INDUSTRIAL APPLIANCES

No. of Ovens ----- Type and purpose ----- Size of base ----- Weight ----- Air space over ----- under -----
 No. of Ranges ----- Type and purpose ----- Size of base ----- Weight ----- Air space over ----- under -----
 No. of Furnaces ----- Type and purpose ----- Size of base ----- Weight ----- Air space over ----- under -----
 No. of Power Boilers ----- Type and purpose ----- Size of base ----- Weight ----- Air space over ----- under -----
 No. of H.V.A.C. ----- Type and purpose ----- Size of base ----- Weight ----- Air space over ----- under -----

CHIMNEY

Material ----- Size of flue ----- Lining ----- Is a well with clean-out provided? -----
 Is flue clean? ----- Is flue used for other purposes? -----

FLUE PIPING

Length of flue piping ----- Material ----- Distance from ceiling or woodwork -----
 How protected? ----- Type of draft hood -----

BLOWER SYSTEM — METAL DUCTS

Are appliances vented into hoods? -----
 Are products of combustion carried over roof? ----- How? -----

NOTE — Mark Below by X Whether

New Gas Fitting -----
 Alterations in Gas Fitting -----
 Replacement of Fixtures -----
 Estimated Cost \$ -----

NOTE

SIGNATURE OF MASTER GAS FITTER ----- LICENSE NO. -----
 TELEPHONE NO. 325-1361 ADDRESS 73 Mt. Vernon St. Boston LICENSE EXPIRES -----

GAS FITTER MUST RECEIVE PERMIT BEFORE COMMENCING WORK

No. 443 Fee _____

APPLICATION FOR PERMIT TO DO GAS FITTING

Location 149
139 WASHINGTON ST
BRI.

Ward 21

Gas Fitter _____



BOSTON

Aug 25, 1982

Inspector _____



PERMIT GRANTED.

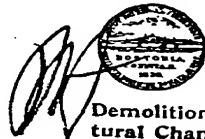
NOV 10 1982

FINAL REPORT _____

Inspector

for info only

BD 3-5M



CITY OF BOSTON — BUILDING DEPARTMENT

SPECIAL FORM APPLICATION No. 03182 for Permit for Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies to the Building Commissioner for a permit to perform the work described herein:

DATE June 14, 1976

Street and No. 139 Washington St. Ward 21

Name of Owner Archdiocese Of Boston Address Brighton, Mass.

Zone _____ Fire Limit _____

Type of Construction _____ Group Occupancy and Division _____

Size of building, feet front _____; feet rear _____; feet deep _____; No. of stories _____

How is building NOW occupied? _____

Check all means of egress from this building:

Main stairs _____ Back stairs _____ Fire escapes _____ Con. balconies _____ Any other _____

Is this work being done to remove Building Code violations? Yes _____ No _____

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work — STATE EXACTLY WHAT WORK IS TO BE DONE:

To erect carnival from June 21, 1976 to June 27, 1976

subject to approval of fire department approved by

public safety Electrical permit #K32211

Estimated Cost, \$1,000.00

The facts set forth in this application and in the accompanying plans, if any, are true state-

Address _____

Phone _____

(Signature of Licensed Builder or Wrecker)

(Address) _____

Lic. No. _____ Class _____

My license expires _____

A _____

B _____

(Name of Contractor)

(Address) _____

JUN 15 1976

Permit granted _____

By _____



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

059

CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT

Certified Street Numbers

159

Street Numbering Inspector

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location 159 Washington St. District Brighton Ward 21
Name of owner is St. Elizabeth's Hospital Foundation, Inc. Address 736 Cambridge St.
Name of architect or engineer is Steel & Masonary flat Lic. No.
Material of building is Steel & Masonary Style of roof? flat Construction of roof? T & G
Size of building, feet front? 126; feet rear? 40; feet deep? 126; No. of stories? 4
No. of feet in height from sidewalk to highest point of roof? Material of foundation?
Thickness of external walls? Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Retreat House 1221/1963

Front stairs? Back stairs? Fire escape? Con. balconies? Any other?
Is building equipped with automatic sprinkler system?
Type of construction? Group occupancy?
Building to be occupied for Retreat House after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Subdivide existing lot into 2 lots as per plan.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Date 10/8 19 82

Estimate 0
Phone

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

Type Name of Person Signing b6
(Address) b7c

(Signature of Licensed Builder)

(Address)
Lic. No. Class
My license expires

Type Name of Person Signing

(Name of Contractor)

(Address)

OCT 8 1982

959

EXAMINATION OF PLANS

Approved

16/12/82

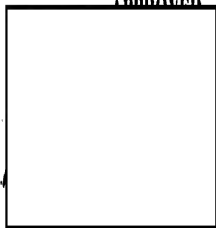
19



Supervisor of Plans.

Arch./Struc./Safety

APPROVED



16/12/82

EXAMINATION OF PLANS

PERMIT NUMBERS

Electrical..... Gas

Plumbing..... Sprinklers.....

Electrical APPROVED as shown on plans

Egress APPROVED as shown on plans

Plumbing..... Gas

H.V.A.C..... Sprinklers.....

Mechanical APPROVED as shown on plans

ZONING

INSPECTIONAL SERVICES DEPT.

CITY OF BOSTON
ZONING DIVISION
APPROVED

OCT 8 1982

R-5



b6
b7C

APPLICATION FOR

Permit for Alterations, Repairs or
Change of Occupancy

Location

159 Weymouth St

Ward 2

CONDITIONS

TRANSFER FEE \$ 700

FROM APPL # 742

TO APPL # 959

APPLICATION # 742

IS HEREBY ASSIGNED, PER

ASST. COMMISSIONER

INSPECTIONAL SERVICES DEPT.

Permit granted

issued

DATE.....19.....

INSPECTOR'S REPORT

This building is approved for satisfactory Egress.

Signature of Inspector.

BD 3-5M.



CITY OF BOSTON - INSPECTIONAL SERVICES DEPARTMENT

SPECIAL FORM APPLICATION No. 12053 for Permit for Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services, for a permit to perform the work described herein:

DATE March 11, 1983

Street and No. 736 Cambridge St., Boston, MA 02135

Ward 21

Name of Owner St. Elizabeth's Hospital Address same

Zone Fire Limit

Type of Construction demolition Group Occupancy and Division

Size of building, feet front 230; feet rear 230; feet deep 40; No. of stories 2

How is building NOW occupied? Hospital Rooms

Check all means of egress from this building:

Main stairs Back stairs Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work - STATE EXACTLY WHAT IS TO BE DONE:

TAKE DOWN AND FILL TO GRADE

BASIC FEE \$30.00

2 STORIES @ \$15.00 EACH 30

184,000 CU. FT. @ \$5.00 PER 5M C.F. 216

TOTAL FEE

Estimated Cost, \$249,000

The facts set forth in this application, and in the accompanying plans, if any, are true state-

Address 71 Nickerson Rd., Ashland, MA.
Phone 881-3308

P.J. MAFFEI BLDG. WRECKING CORP.
(Name of Contractor)

(Address) 71 Nickerson Rd., Ashland, MA. (Address) 71 NICKERSON ROAD

Lic. No. Class E/B E/C ASHLAND, MA. 01721

My license expires 3/5/84

Appro

Permit granted

By

By



RECEIVED

b6
b7c

SYNOPSIS

CITY OF BOSTON

Description of Present Building	Location	149 Washington St.	District	Brighton	Ward	21
	Name of owner is?	Roman Catholic Archdiocese of Boston	Address	2121 Conn. Ave.	Brighton	
	Name of architect or engineer is?	Concrete	flat	Lic. No.	P & G	
	Material of building is?	150	Style of roof?	30' x 10'	Construction of roof?	one
	Size of building, feet front?	150	feet rear?	30' x 10'	No. of stories?	reinforced
	No. of feet in height from sidewalk to highest point of roof?	33' 5"	feet deep?	33' 5"	Material of foundation?	
	Thickness of external walls?		Party walls?			
	LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box) Kindergarten / School, per doc. #2060/1949					
	Front stairs?	yes	Back stairs?	yes	Fire escape?	no
	Is building equipped with automatic sprinkler system?		Con. balconies?	no	Any other?	rear door
Building to be occupied for school and day care center (kindergarten) after alteration						

IF EXTENDED ON ANY SIDE OR VERTICALLY

Description of Proposed Extension	Size of extension, No. of feet long?		No. of feet wide?		No. of feet high above sidewalk?	
	No. of stories high?		style of roof?		material of roofing?	
	Of what material will the extension be built?		Foundation?			
	How will the extension be occupied?		Type of Construction			

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Original permit #2060/1949 approved plans indicate classroom space for day care center (kindergarten) but did not list same use on permit. This is to correct this omission.

Building is equipped with local fire alarm system and all safety requirements for a day care use are in place.

oh! *[Signature]*

Date May 25 19 83

Estimated cost \$ 783-145
Phone

The facts I have set forth above in this application and accompanying plans are a true statement

	Type Name of Person Signing	
	(Address)	

(Signature of Licensed Builder)	Type Name of Person Signing
(Address)	(Name of Contractor)
Lic. No. Class	(Address)
My license expires	

753

LOCATION

149 Washington Street

DATES WHEN EXAMINED

Visits	Date	Hour	Remarks
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

EXAMINATION OF PLANS

Arch./Struc./Safety

APPROVED
as shown on plans

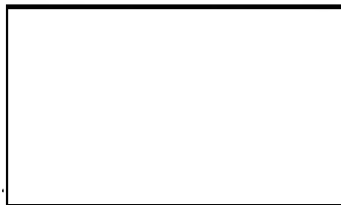


6/28/83

PERMIT NUMBERS

Electrical..... Gas 1X/A

Plumbing..... Sprinklers 14/A



22-83

on plans

6/28/83

Plumbing..... Gas 1X/A

H.V.A.C. 14/A Sprinklers 14/A

on plans

6/28/83

iton..... Ward 21

Boston, June 25 1983

the Commissioner:

Sir,—I have examined the premises and find
as herein described.



Inspector.

FINAL REPORT

6/29/83

the work been completed in accordance with
application and plans filed and approved?

been violated?.....Doc. No.....of 19

tion..... 19



pector.

PERMIT GRANTED

issued.....

Date 6/29/83

INSPECTOR'S REPORT

This day



has been filed with application.

b6
b7C



CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

No. 965 of 1982

CITY HALL ANNEX, October 12, 1982

PERMIT FOR USE OF PREMISES

Permission To Use Premises Is Hereby Granted St. Elizabeth's Hospital

Location 159A Washington Street Ward 21

Use Sub-divide this lot from 159 Washington Street.

Owner St. Elizabeth's Hospital

Provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes relating to the Use, Construction, Alteration and Maintenance of Buildings or Premises in the City of Boston, and as amended.

b6
b7C
b7D

Location, ownership and detail must be correct, complete.

Duplicate application required.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO USE PREMISES.

SERVICES

Boston, October 3, 1982.

Street Numbering Inspector.

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to use premises:—

Location * 159A Washington Street District Brighton Ward 2
Name of owner is? St. Elizabeth's Hosp Address 736 Cambridge St

What were the premises last used for? Vacant Land

Premises to be occupied or used for? Vacant Land

DETAIL OF PROPOSED USE OF PREMISES.

Sub-divide this lot from 159 Washington Street as per plan

Signature of owner or authorized representative

Address

EXAMINATION OF PLANS
AND
MEMORANDA.

INSPECTIONAL SERVICES DEPT.

CITY OF BOSTON
ZONING DIVISION
APPROVED

APPLICATION FOR

PERMISSION TO USE PREMISES.

Location.

No. 157A Washington St

0218 1982 R-5/A-2

A

Ward 21

Boston, 19

To the Building Commissioner:

Sir,—I have examined the premises and find
same as herein described.

Inspector.

CONDITIONS.

Use Approved

Supervising Structural Engineer
Plan Number File Number



CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

No. 3140 of 1983

CITY HALL ANNEX, July 11, 1983

PERMIT FOR USE OF PREMISES

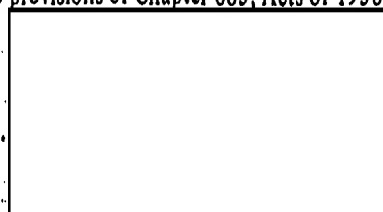
Permission To Use Premises Is Hereby Granted..... St. Elizabeth's Hospital Foundation

Location..... 139-149 Washington Street..... Ward 21

Use..... Landscaping and fill land as per plan.

Owner..... St. Elizabeth's Hospital Foundation

Provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes relating to the Use, Construction, Alteration and Maintenance of Buildings or Premises in the City of Boston, and to the provisions of Chapter 665, Acts of 1956 as amended.



b6
b7C

Location, ownership and detail must be correct, complete and legible.

Duplicate application required.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO USE PREMISES.

INSPECTIONAL
SERVICES

3140 T. Boston, 19

CERTIFIED STREET No.

139-149

Washington St

Street Numbering Inspector

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to use premises:—

Location 139 Washington Street District Brighton Ward 21

Name of owner is? St. Elizabeth's Hospital Foundation Address 159 Washington St.

What were the premises last used for? Church, Parking Lot, Nursing School & Related Activities

Premises to be occupied or used for? Same

DETAIL OF PROPOSED USE OF PREMISES.

Landscaping to make premises more attractive by smoothing out hillside with addition of approximately 5,000 cubic yards of clean fill.

Signature of owner or authorized representative

Address

b6
b7C

Fee Paid

EXAMINATION OF PLANS
AND
MEMORANDA.

CITY OF BOSTON
INSPECTION

APPLICATION FOR
PERMISSION TO USE PREMISES.

Location.

139-149 Washington St

Ward 21

Boston, 19

to the Building Commissioner:

Sir,—I have examined the premises and find
me as herein described.

Inspector.

CONDITIONS.

BUILDING DEPARTMENT
CITY OF BOSTON
ZONING DIVISION
APPROVED

Plan filed with application.
JUL 12 1985

HD 418.



CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

No. 3176 of 1983

CITY HALL ANNEX, July 11, 1983

PERMIT FOR USE OF PREMISES

Permission To Use Premises Is Hereby Granted.....Roman Catholic Archbishop of Boston.....

Location.....155 Washington Street.....Ward.....21.....

Use.....Replacement of clean fill and expansion of
parking lot as per plan.

Owner.....Roman Catholic Archbishop of Boston.....

Provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes relating to the Use, Construction, Alteration and Maintenance of Buildings or Premises in the City of Boston, and to the as amended.

b6
b7C

Location, ownership and detail must be correct, complete and legible.

Duplicate application required.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO USE PREMISES.

3176

Boston, May 5 1933

Washington St
Brighton

Street Numbering Inspector.

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to use premises:—

Location 155 Washington St. District Brighton Ward 21
Name of owner is? ROMAN CATHOLIC ARCHBISHOP OF BOSTON Address 2121 Commonwealth Avenue
A CORPORATION SOLE

What were the premises last used for? School, Parking Lot

Premises to be occupied or used for Same

DETAIL OF PROPOSED USE OF PREMISES.

Placement of Approximately 19,000 yards of clean fill, regrading

& possible repaving & site work for expansion of existing parking lot.

ROMAN CATHOLIC ARCHBISHOP OF BOSTON,

A CORPORATION SOLE,

BY ITS ATTORNEY

Signature of owner or authorized representative

Address

b6

b7C

Fee Paid

EXAMINATION OF PLANS
AND
MEMORANDA.

APPLICATION FOR
PERMISSION TO USE PREMISES.

Location.

No. 155 WASHINGTON ST.

Ward 21

Boston, 19

To the Building Commissioner:

Sir,—I have examined the premises and find
same as herein described.

Inspector.

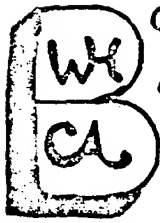
5/9-1 C CONDITIONS.
BUILDING DEPARTMENT
CITY OF BOSTON
ZONING DIVISION
APPROVED

Plan Number File Number

JUL 12 1983

Plan filed with application.

b6
b7C



Brighton Washington Heights Citizens' Association

P. O. Box 236, Brighton, Massachusetts 02135

January 25, 1983

St. Elizabeth's Hospital Corporation
736 Cambridge Street
Brighton, Massachusetts 02135

Gentlemen:

Att:

This letter is in follow-up to your meeting of January 11, 1983, and the concerns we as residents of Brighton and neighbors to St. Elizabeth's Hospital continue to express relative to the North Complex construction project.

We are on record as opposed to the change in construction vehicle traffic from Cambridge Street to Washington Street. These vehicles must avoid Washington Street and other local residential streets to avoid potential hazardous operations at an already congested area.

b6
b7C

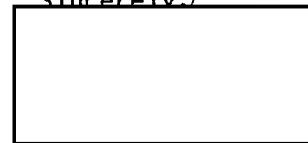
It was proposed at your January 11th meeting that approximately 900 truckloads of soil would be removed from the St. Elizabeth's site and transported over landscaped grounds behind the Monastery and alongside the Church to an area diagonally opposite St. Gabriel's Church. After some discussion as to why we could not support such a proposal, it was agreed that we would take the matter back to a neighborhood meeting and advise all concerned parties of our decision in the matter.

This letter then is to advise that the neighborhood is strongly opposed to any proposal to change the topography of St. Gabriel's Monastery and Church complex, including City and/or Archdiocesan property abutting St. Gabriel's.

If the soil must be kept, and we question why in light of the time, manpower, and equipment involved, then we respectfully ask that it be stored in an area behind St. Elizabeth's proper (near the Keith), and not St. Gabriel's.

Any specific questions concerning the above can be addressed at the next North Complex meeting or by letter to the Association and the Brighton Historical Society.

Sincerely,



CC: His Eminence Humberto Cardinal Medeiros
St. Elizabeth's Hospital Board of Trustees
Passionist Fathers

**Brighton
Washington Heights
Citizens' Association**

P.O. Box 236, Brighton, Mass. 02135

November 25, 1985

[redacted]
Inspectional Services Department
City of Boston
One City Hall Plaza
Boston, Massachusetts 02110

Dear [redacted]

This is in follow-up to our meeting of September 25, 1985
attended by four members of the WHCA Board, and City
Councilor [redacted]

We will appreciate knowing what action has been taken by
the Inspectional Services Department to correct the
questionable permits and illegal land use at 139-159
Washington Street, Brighton, Massachusetts. A rundown of
the various permits issued by ISD to St. Elizabeth's is
enclosed for your guidance.

May we hear from you concerning this serious matter.

enc.

CC: City Councilor [redacted]
Office of the FBI

b6
b7C

St. Elizabeth's Hospital Corporation
St. Elizabeth's Hospital Foundation
Land Use & Permit Issue - St. Gabriel's Complex

Synopsis

Church Parking Lot (to rear of Church)

This Parking Lot for 249 vehicles was formerly utilized by Parishioners of St. Gabriel's Church.

Board Decision - 8/26/1975 -- Variance to allow use of premises for public parking of 249 vehicles for a fee at 155-159 Washington Street (Church lot), and a separate continuous lot at 15 Nevins Street, in a General Residence (R.5) district.

The Board of Appeal annulled the refusal of the Building Commissioner and ordered him to grant a permit with the proviso which if not complied with, would render the decision void. The Proviso states the use being granted for temporary period to expire on June 1, 1976.

Board Decision - 8/29/78 -- Variance to allow change of occupancy from a Retreat House to a Dormitory for Boston College students for 150 students in a General Residence (R.5) and Apartment House (H.2) District; also allow accessory off-street parking facilities to be provided on another site.

The Board of Appeal again annulled the refusal of the Building Commissioner and ordered him to grant a permit which if not complied with would render the decision void. The Proviso includes seven (7) conditions (reference attached), including condition that the subject use is being granted temporarily, to expire on May 31, 1979.

Board Decision - 8/7/1979 -- the Board extended the above Conditional Use and Variance for one year, to May 31, 1980.

Permit Never Renewed. St. Elizabeth's not only utilized the lot, but extended the parking area to Nevins Street.

Nevins Street (From Warren Street to St. Gabriel's Monastery, between the Hospital and Brighton High School)

St. Elizabeth's closed off this street to extend their parking plan. Nevins Street, while infrequently used, is a public right of way. No Public Hearing was ever held. No permits have been issued to close this public roadway.

Nevins Street and Rear of Monastery Grounds (formerly part of the Monastery gardens)

St. Elizabeth's Hospital constructed a parking lot on this valuable open green space for approximately 50 cars. The WHCA was contacted one day by [redacted] who asked if we could support such an effort. It was [redacted] belief that such a parking lot would remove cars from neighboring streets. (This could be likened to putting a piece of adhesive tape on a sinking ship!) The same day the WHCA was contacted, St. Elizabeth's crews had already begun to excavate and remove trees & grass for a blacktop parking lot.

b6
b7C

No Public Hearing, or Permit was ever issued for this alternate use of land.

✓ Monastery Road

Against the wishes of community groups, St. Elizabeth's Hospital began trucking from their main construction site at 736 Cambridge Street, over 1,000 truckloads of fill, illegally sealing off Monastery Path and creating a massive hill between Monastery Path and the Fidelis Way Housing Complex. The fill from the Hospital's construction site should have been transported to one of three dump sites recommended by the EPA at the time of St. Elizabeth's North Complex DON application. By illegally dumping it at St. Gabriel's, the Hospital saved some \$10,000. No consideration was given by the City, the EPA, or the Dept. of Public Health to this hazardous waste disposal. Monastery Path was closed and a wooden stairwell erected for the purpose of connecting this landfill area intended for parking to the St. Gabriel's Church parking lot.

On 6/27/84, the City's Public Improvement Commission ruled that the closing of the public footway was illegal, and ordered St. Elizabeth's to remove the fill from the steps and restore that section to its original condition as a public right of way.

In May, 1983, the WHCA and the Brighton Historical Society filed suit against the Hospital Corporation. Suffolk Superior Court Judge Andrew Linscott refused to issue an order enjoining the Foundation from filling in part of the Monastery grounds with soil and rock from the nearby North Complex construction site.

St. Elizabeth's then applied for various permits covering Landfill Areas 1 and 2. The Applications were made 5/5/83 and 7/11/83, after the fact.

No Public Hearing was held on the landfill issue, hazardous waste disposal, traffic patterns, or alternate use of this land which

heretofore provided the community the most scenic, panoramic view of downtown Boston

✓ St. Gabriel's Church and School Building

Once St. Elizabeth's Hospital was forced to remove the fill from Monastery Path, they immediately began to cut away the curbing across from the Church and School building. This illegal curb cutting was done to allow access to the landfill area (#2) for the illegal parking of some 200 cars.

St. Gabriel's Church - Median Driveway from Washington Street to Monastery Path

St. Elizabeth's has illegally posted two Notices into the grounds promoting it as a PRIVATE WAY.

St. Gabriel's School Building

St. Elizabeth's Hospital Corp. transferred their hospital laboratories which were housed at the North Complex site, 637 Cambridge Street, to the lower basement of St. Gabriel's School Building. The School, and the Rectory (formerly a Convent), are located at 139-149 Washington Street. (The buildings were part of a major parish building fund, built with the blood sweat and tears of all of us who live in the Parish). The property is technically owned by the Archdiocese of Boston.

No public hearing was held, and No Determination of Need Application was ever filed with the Department of Public Health to utilize the School Building for extended Hospital use.

The School, no longer used as a parochial teaching facility, is used by APAC for a daycare center and kindergarten. St. Elizabeth's, it is my understanding, also rents three rooms for its Nursing School.

Permits issued for Gas Fitting Work (8/19/82) notes the location as St. Gabriel's Monastery, 139 Washington Street. The owner is incorrectly listed as St. Elizabeth's Hospital of Boston, at 736 Cambridge Street.

St. Gabriel's Church

The Hospital applied for and currently runs an adult day care center in the lower church. The Permits issued make no mention

of the removal of a major stairwell to the Upper Church, and the installation of a kitchen and multiple laboratories.

St. Gabriel's Residence, 201 Washington Street

As noted under "Monastery Road", no permits were filed by St. Elizabeth's prior to the dump fill to the Monastery grounds at Washington Street, adjacent to 201 Washington Street and the Sacred Burial Grounds of the Passionist Fathers. (See Landfill Area #1).

Permits were obtained after the fact.

It would appear that this landfill effort was done to obstruct the monitoring and view of the Monastery property from Washington Street.

To the rear of the above landfill, St. Elizabeth's constructed several blacktop driveways connecting the Hospital proper at Cambridge Street, to the rear of the Monastery at 159 Washington Street. One major tree behind the Monastery was also removed.

The manner in which the Applications and Permits were submitted are of interest. There are contradictions in the ownership of the several parcels, i.e. who owns the Monastery, the School, the grounds, etc. One application may list the Foundation as owner, another the St. Elizabeth's Hospital Corporation, and another the Roman Catholic Archdiocese of Boston.

✓ The permits were issued by Paul Folkins for the Building Commissioner. Mr. Folkins is involved in a continuing probe of the Boston Inspectional Services Department by the U. S. Attorney General's office -

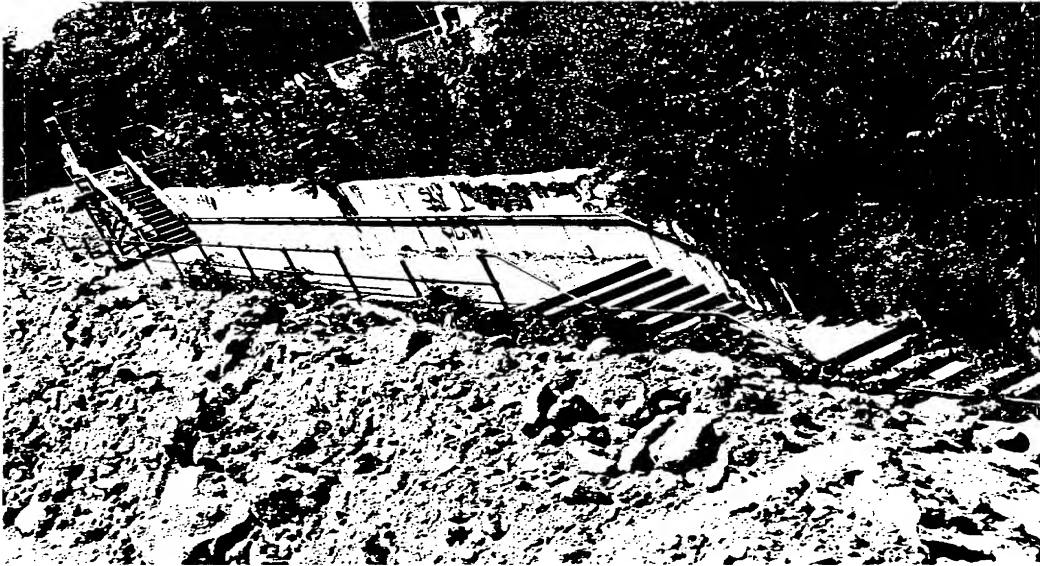
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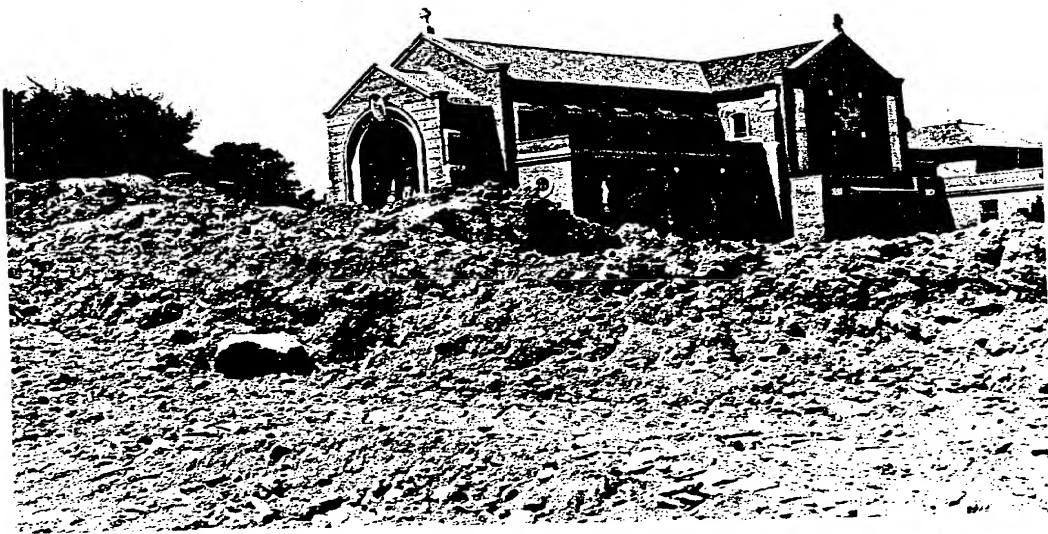
Brighton High School and St. Elizabeth's Hospital: Warren & Nevins Sts

- ** Brighton High School has a fence that runs along Nevins Street, and to the rear of the School's Autobody Shop, a large parking area. St. Elizabeth's Hospital is presently utilizing not only the parking lot, but they have removed portions of the fence to access the parking area. Further, St. Elizabeth's Hospital employees, and visitors to the Hospital, are using the entire greenspace alongside the School and Nevins Street, for illegal parking. No permits have been issued for this parking, and no authorization was given the Hospital by the School Department.

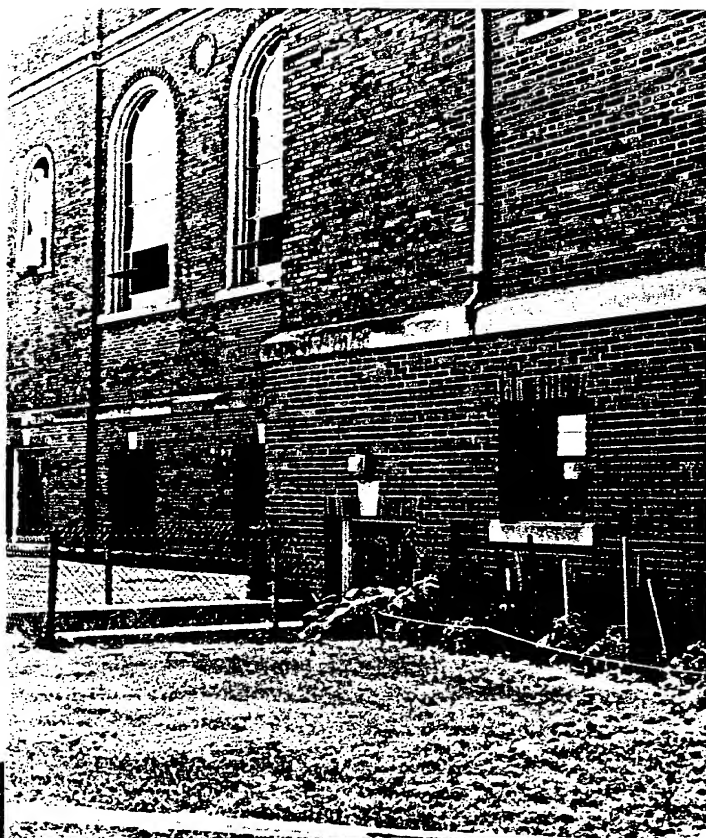








7000 1000
6500 1000
St. Anne's Church





Allston-Brighton CITIZEN ITEM

A PAID
CIRCULATION NEWSPAPER
25 CENTS A COPY

THURSDAY, JULY 14, 1983 Vol. 109, No. 28

St. E's applies for landfill permit after project is nearly completed

By Richard Lorant

St. Elizabeth's Hospital has been filling in a hillside behind St. Gabriel's church with rubble from its North Complex construction site without a permit for the past four to six weeks, according to city records.

In addition, St. Elizabeth's administrator James V. Kerrigan said that the hospital may turn the fill area into a parking lot.

Although Kerrigan insisted that St. Elizabeth's did not need final permit approval to start trucking dirt onto the hill, building department officials said that the work should not have begun until their department issued the required permit.

The city did approve the landfill on Monday. But by that time, trucks had finished dumping debris on the Archdiocese-owned hill between St. Gabriel's Church and the Fidelis Way housing development.

St. Elizabeth's administrator James V. Kerrigan said the hospital went ahead with the fill after administrators consulted with its attorneys, city lawyers and a judge. Kerrigan said they all told him that the "application was the equivalent of the permit itself," and that beginning the work prior to receiving the actual permit "was within the spirit of the law."

Kerrigan likened the landfill permit situation to renewing a



St. Gabriel's Monastery sits atop the lot that has been filled in.

hospital's license to operate. He said that, in that case, the application works as a temporary license until the official one is granted.

Asked if he thought the Hospital's actions surrounding the landfill permit were improper, Kerrigan said: "Absolutely not. We made specific inquiries to make sure it was not out of line."

But city officials, although they said they could not comment on

the unnamed judge's alleged advice, said applying for a permit is not the same as getting it.

"If you're asking me, was it okay to go ahead — if a permit is required, the answer is no," said Leo Martin, assistant building commissioner.

Zoning Administrator John Curtis said some applicants do build before receiving their permits. "It's not a normal thing to happen, no, but it does happen

frequently," he said. He estimated that such violations occur about a half a dozen times a year.

However, Curtis also said St. Elizabeth violated the zoning code in this instance. "There are temporary permits that exist, but one wasn't issued in this circumstance," he said.

Neither Martin nor Curtis said the hospital would likely be penalized for the violation. "I doubt it very much because you'd be fighting something that's done," Martin said. "It's just like the ice-cream's melted. That's all I can say."

Another building department employee, reacting to St. Elizabeth's actions, said: "It seems like everybody makes up their own rules."

continued on page 5

TEM THURSDAY, JULY 14, 1983

5

St. E's gets permit later

continued from page 1

Some community activists, who opposed the landfill because they said it undermined their attempts to win landmark status for St. Gabriel's, reacted harshly to yesterday's disclosure. "I think it's a damn shame. I really do," said Richard Marques, Washington Heights Civic Association president. "How can (St. Elizabeth's) go ahead and do something before they get a permit? Do you think you or I could get away with that?"

Curtis said he withheld approval of the permit application for several weeks after Marcia Myers, executive secretary of the Landmarks Commission asked him to do so.

The Commission has the power to hold up permits which could effect a possible landmark. Myers acknowledged that Curtis held the St. Elizabeth's permit after a conversation with her.

She said she allowed the permit to go through after determining

that the St. Elizabeth's Hospital Foundation had completed work on a smaller landfill in front of the St. Gabriel's Monastery.

Members of the WHCA and the Brighton Historical Association have petitioned the Landmarks Commission for the second time to designate the monastery building and grounds as landmarks. Mayor Kevin H. White vetoed the Commission's recommendation to designate part of the property two years ago.

To petitioners' claims that Myers is acting slowly on their preservation plea, she said: "If the community continues to press us to act on the petition, I will bring it to the attention of the commission," she said, adding "I'm not sure that would serve the interests of the people who wish to see the property designated."

Marques, however, said Myers does not have the right to decide what the mayor may or may not do. "If we, as citizens and com-

munity people, have filed a petition, it should get to the commission. What do we have to lose now? We may as well go right to the mayor."

Marques also claims that the landfill altered a public right of way that runs from Brighton High School to St. Gabriel's Church without a hearing.

The hospital has covered part of the walkway and built a temporary stairway for the construction period. Because of the landfill, the walkway is now bordered by high dirt and concrete on either side.

Marques said that may cause a safety hazard for the churchgoers and schoolchildren who use the walkway.

"That's exactly what we've heard, too," Kerrigan said. "so we're looking at ways to address that problem." He said the hospital is discussing options with the city and will either restore the walkway or raise it to the level of the fill.



Brighton Washington Heights Citizens' Association

P. O. Box 236, Brighton, Massachusetts 02135

May 8, 1985

Honorable Raymond L. Flynn
Mayor - City of Boston
One City Hall Plaza
Boston, Massachusetts 02201

b6
b7c

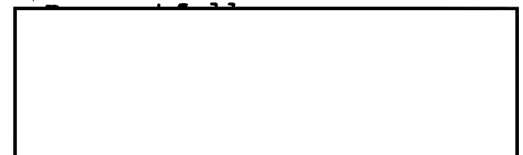
Dear Mayor:

Please advise what action if any the City of Boston is taking to correct several blatant illegal land uses at 149 to 159A Washington Street, Brighton, in accordance with a September 10, 1984 Site Visit by Messrs. [redacted] and [redacted] of Inspectional Services, and subsequent conversations with former Commissioner James Reid.

1. Removal of curbing and sidewalk across Monastery Path for construction of a parking lot for 200 cars.
2. Illegal use of landfill and the absence of an Environmental Impact study.
3. Parking lot use is forbidden in an R-5 Zone.
4. Closing of Nevins Street, a public right of way.
5. Construction of a parking lot for additional 50 cars to rear of Monastery grounds.
6. Expired Permit (5/31/80) to allow use of premises (Church Lot) for public parking of 249 vehicles for a fee.
7. Establishment of a full hospital laboratory in the basement of St. Gabriel School, 149 Washington Street, Brighton, as well as rental of several classrooms, without permits or the required Determination of Need Application filing with the State Department of Public Health.

Your attention to these concerns is sincerely appreciated.

CC: [redacted]
Inspectional Services Dept.
Department of Public Health
[redacted]



THE SCHOOL COMMITTEE OF THE CITY OF BOSTON



WILLIAM MARCHIONE
MEMBER

September 17, 1984

Washington Heights Civic Association
P.O.Box 236
Brighton, MA 02135

Dear Members of the Washington Heights Civic Association,

This letter is to confirm the information given to
 via telephone on August 28, 1984.

To the best of my knowledge there is no formal agreement
by which Brighton High School will provide parking space for
employees and visitors of Saint Elizabeth's Hospital.

b6
b7C

Sincerely,



WM/eby



June 26, 1985

Boston City Council

Brian J. McLaughlin
District 9
725-3113

Honorable Raymond L. Flynn
Office of the Mayor
One City Hall Square
Boston, Massachusetts 02201

Dear Mayor Flynn,

[redacted] the Brighton Washington Heights Citizens Association informed me today that the association she represents has not received a response from your office to the enclosed letter.

While I have had several discussions with members of your administration and have conveyed this to the Association, I am not aware of any written responses to this request.

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b7C

Thank you for your attention to this matter.

Very truly yours, /

[redacted signature box]

Enclosure

cc: [redacted] Intergovernmental Relations
[redacted] Brighton Washington
Heights Citizens Association

Boston

June 24, 1985

Washington Heights Citizen Assoc.
P.O. Box 236
Brighton, Ma. 02135

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b7C

RE: 139-149 & 159 WASHINGTON STREET - WARD 21

Dear

I have reviewed your letter and have ordered an immediate inspection to determine the present occupancy of the building at 139-149 Washington Street, and when the inspection is complete and the occupancies exceed those on record in this Department the Violation Notice will be forwarded to the owner for compliance.

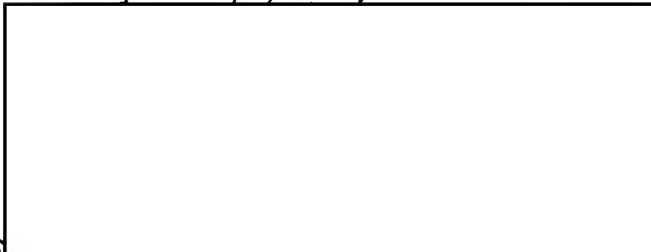
Parts one and four should be forwarded to the Department of Public Works to determine their rights to remove curbing on a public way.

We have a Violation #02904 mailed May 15, 1985 outlining the illegal parking lot and we will be processing that for court within the next month.

A permit was obtained in 1983 to make the landfill or 500 Cubic yards of fill.

These matters are now progressing and hopefully reach a conclusion very soon.

Very truly yours,



Raymond L. Flynn, Mayor/ INSPECTIONAL SERVICES DEPARTMENT/City Hall/725-4700/Boston, MA 0220



Boston City Council

Brian J. McLaughlin
District 9
725-3113

August 16, 1984

[redacted]
Inspectional Services Department
Boston City Hall
Boston, MA 02201

Dear [redacted]

I have attempted, on many occasions, to obtain an opinion from the Inspectional Services Department on the question of appropriate use of land at Saint Gabriel's Monastery in Brighton. I have written to you, and conversed with [redacted] and [redacted] of your department.

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The Brighton Washington Heights Citizens Association, as well as State Rep. Tom Gallagher and other neighbors, have inquired whether the use of the landfill top as a parking area is an illegal use.

Would you please render a decision as to the zoning and appropriate use of this area, designated "Landfill Area #1" on the enclosed map.

The enclosed letters document my efforts to obtain answers to this question. Your response to my letter of March 21, 1984 was in reference to a separate parking lot in back of Brighton High School, not the new lot in question.

I have volunteered my time to assist in a site visit to clear up the issues, but have not been given the opportunity to do this.

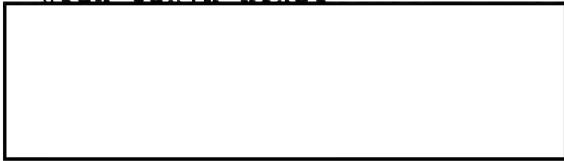
At this time, the property owners are excavating Monastery Path, responding to an order from Public Works Commissioner Joseph Casazza. The owners are allegedly seeking another entrance to the landfill parking lot and are today excavating towards that end.

I need to know, in response to the letter of [redacted] dated August 11, 1984, the legality or illegality of the use of this land for parking purposes.



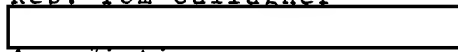
page two

Please feel free to contact me regarding this matter at any time.



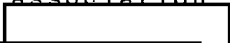
Enclosures

cc: Rep. Tom Gallagher



Brighton Washington Heights Citizens

Association



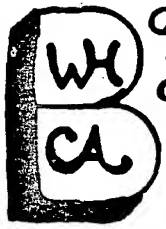
Mayor's Office



Inspectional Services Department
Inspectional Services Department

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BM/eb



Brighton Washington Heights Citizens' Association

P. O. Box 236, Brighton, Massachusetts 02135

August 11, 1984

b6
b7C

[Redacted]
Boston City Council
One City Hall Plaza
Boston, Massachusetts 02110

Dear Councilor McLaughlin:

For over one year now, the Brighton Washington Heights Citizens Association, a nonprofit civic group of residents of the Washington Heights neighborhood, have attempted to get the City of Boston to answer a very simple zoning question.

The preservation of St. Gabriel's Monastery, as you well know, is a great priority for this association. The zoning question pertains to the latest parking area development on the St. Gabriel's grounds, abutting the Fidelis Way BHA project.

During the middle and latter part of last year, St. Elizabeth's Hospital carted thousands of truckloads of fill from its North Complex construction project to this section, directly across from St. Gabriel's Church. This was undertaken against the expressed wishes of the BWHCA.

Since this effort began, the Association has challenged the dumping of fill on Monastery property, and have asked you to determine if this has been carried out within the proper guidelines and regulations of the City of Boston.

We are aware that the parcel now used for parking of vehicles for the Hospital, which sits atop the landfill area, is zoned as a residential use, designated R-5. We are also aware that a parking lot use is forbidden in an R-.5 zone.

This is the simple zoning question that we have been arguing about, to no avail. An on-site visit by an Inspector for the City of Boston would reveal that the current use is illegal.

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[REDACTED]

In the landfill process, St. Elizabeth's Hospital, as you know, eliminated a public right of way known as Monastery Path. We contend also that St. Elizabeth's Hospital and St. Elizabeth's Foundation illegally eliminated the deadend of a public way known as Nevins Street.

Further, we refer you to the Board of Appeal Decision dated 8/26/75, which allowed the use of the premises for public parking of 249 vehicles for a fee in a General Residence R-.5 district (155-159 Washington Street) for a temporary period to expire on 6/1/76.

The BWHCA knows of the Mayor's commitment and your own assurances about direct accountability of City departments to the neighborhoods of the City. We do not understand the lack of response on your part in making this determination of the legality of the parking uses on the Monastery property.

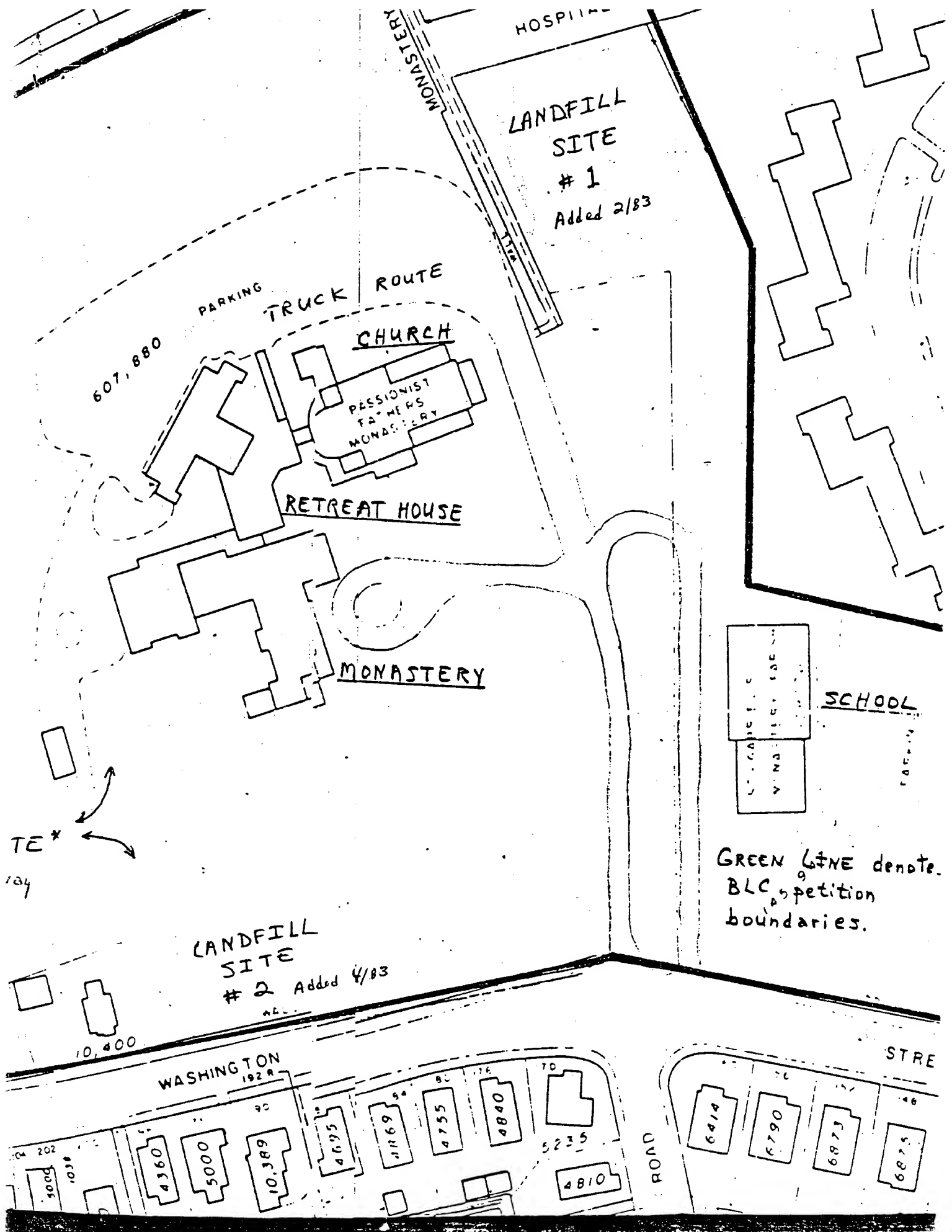
A representative of the Brighton Washington Heights Citizens' Association will be in touch with you within the next week for your response to these questions.

Very truly yours

CC:

[REDACTED]

A-B Improvement Assn.
Honorable Raymond L. Flynn
Brighton Citizen-Item
The Boston Globe
The Boston Herald
City Councillor Michael McCormack
Hon. Thomas P. Gallagher
Hon. George Bachrach
Brighton Historical Society
WBZ-TV
WNAC-TV
WHDH-TV





TELEPHONE 725-4965

CITY OF BOSTON
PUBLIC IMPROVEMENT COMMISSION

PUBLIC WORKS DEPARTMENT

ROOM 714 CITY HALL

Boston, Massachusetts 02201

JOSEPH F. CASAZZA
Chairman

Commission Members:
Traffic & Parking Dept.
Real Property Dept.
Building Dept. Insp. Services
Boston Water & Sewer Comm.

CARMINE D. BUONO
Chief Engineer

JOYCE E. BURRELL
Executive Secretary

June 27, 1984

[Redacted]
Council Chambers
One City Hall Square
Boston, Massachusetts 02201

Dear [Redacted]

In reference to your April 13, 1984, letter regarding Monastery Path, Brighton District, between Warren Street and St Gabriel's Monastery, I submit the following:

Permission to fill in a portion of the public footway at this location was never petitioned for through the Public Improvement Commission, nor was a permit issued through the Public Works Department to fill in the path area or to construct a temporary set of wooden steps.

Therefore, I am ordering St Elizabeths Hospital to remove the fill and steps and to restore that section of the footpath to its original condition, including the replacement of the railings, within the next thirty days or it will be referred to our Corporation Counsel for further action.

JFC:CDB:agb

cc: J Reid
[Redacted]

[Redacted]
Public Improvement Commission

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Boston City Council

Brian J. McLaughlin
District 9
725-3113

April 13, 1984

[Redacted]
Public Works Department
One City Hall Square
Boston, MA 02201

Dear [Redacted]

A number of community groups in District 9 have contacted my office with the contention that the obstruction of Monastery Path, between Warren Street and Saint Gabriel's Monastery, Brighton, is an illegal action.

In order to bridge the access from the Saint Gabriel's Monastery property to a newly-created parking lot nearby, the owners filled in the path at the point it begins. A wooden walkway was constructed for pedestrian use.

Would you please investigate the allegation that the obstruction of Monastery Path, a City of Boston public way, was done without proper approval.

Also, since the new parking area is situated on landfill, recent rains have caused the dirt to slide onto the pathway, as shown in the enclosed photographs.

Thank you for your attention to these matters.

Very truly yours,

[Redacted]

Enclosure

cc:

[Redacted]

Inspectional Services

Department

[Redacted]

Brighton Washington Heights

Citizens Association





MONASTERY PATH

Looking upwards, towards Saint Gabriel's Monastery



MONASTERY PATH

Looking downwards, toward Warren Street .

SAINT GABRIEL'S MONASTERY
PROPERTY

PARKING LOT

End of Monastery
Path

Filled area to
connect Monastery
to new parking
area

PARKING LOT

Newly-constructed
wooden walkway

MONASTERY PATH
Leading to Warren
Street



Boston City Council

May 18, 1984

Brian J. McLaughlin
District 9
725-3113

[Redacted]
Inspectional Services Department
Boston City Hall - 8th Floor
Boston, MA 02201

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b7C

Dear [Redacted]

I know you have attempted to arrange a site visit in the past, without success, but I want to send a reminder that I would like to meet with a representative of the Department at Saint Gabriel's Monastery as soon as possible.

As you know, neighborhood representatives have inquired frequently about the legality of several changes undertaken by the owners of the property.

I believe it is the best approach to have an individual who has the proper authority to visit the property and respond to the various complaints at hand.

I know that Commissioner Reid has acted on several of these matters, but I am not clear on which of two parking lots he makes reference to in his correspondence.

I appreciate your assignment of a Department representative as soon as possible.

Very truly yours,

[Redacted Signature]

cc: Brighton Washington Heights Citizens Association

W. T.

Boston

[Redacted]

City Hall
Boston, MA 02201

Re: 155 Washington Street, Brighton

May 17, 1984

Dear [Redacted]

The attached letter explains my action in the problem of Monastery Path. Assistant Commissioner [Redacted] and [Redacted] our Public Works Department viewed the lot.

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They agree that action should be taken by the applicant to resolve the problem. [Redacted] will proceed at once in the matter of Monastery Path. As my letter indicates we have started to clarify the intent of the Board of Appeal proviso.

Sincerely yours

[Redacted Signature]

Inspectional Services

JTR/cl



Raymond L. Flynn, Mayor/ INSPECTIONAL SERVICES DEPARTMENT/City Hall/725-4700/Boston, MA 02201

Boston



Re: Roman Catholic Archbishop of Boston, Incorporation Sole
155 Washington Street, Brighton, MA Ward 21

b6
b7C

May 15, 1984


Dear 

A parking facility is being operated at this location. A Board of Appeal decision which allowed the original parking use contained a proviso which required the applicants to return May 31, 1980 for a possible extension of the one year expiration date contained in the decision of the Board. No action was taken by the applicant.

There are no records in this Department to indicate any application for the continued use of the parking lot. On May 5, 1983 an application for use of premises was filed to place approximately 19,000 yards of clean fill, regrade, repave and do site work for the expansion of existing parking lot. You signed for the Archbishop.

I am not sure that the permit was correctly issued. To further complicate this situation, it is alleged by members of the community that the parking lot covers and blocks a portion of Monastery Path. Monastery Path is a public way from 35 Warren Street.

Photographs have been submitted to me. The pictures show dirt slides and obstructions to Monastery Path. A letter was sent to the Commissioner of Public Works on April 13, 1984. I have been researching the records since April 20, 1984 when I received a copy of that letter.

I do not wish to cause any embarrassment to anyone but I am troubled by the fact that an application was made by your client to the Public Improvement Commission. That application was to allow your client to use Monastery Path in conjunction with the parking lot. The application was never acted upon and now it is alleged by the Brighton Washington Heights Association,  that the public way has been taken from them in any event.

Boston



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Page Two

I feel it is incumbent upon you to take care of this matter. I sincerely hope the matter can be resolved to the satisfaction of all concerned.

Sincerely

Inspectional Services

JTR/cl



Raymond L. Flynn, Mayor/INSPECTIONAL SERVICES DEPARTMENT ON RA-708-4700/Boston MA

Ownership and detail must be correct, complete and legible.

Duplicate application required.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO USE PREMISES.

Boston, May 5, 1983.

Street Numbering Inspector.

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to use premises:—

Location 155 Washington Street District Brighton Ward 21
Name of owner is? ROMAN CATHOLIC ARCHBISHOP OF BOSTON Address 2121 Commonwealth Avenue
A CORPORATION SOLE

What were the premises last used for? School, Parking lot

Premises to be occupied or used for? Same

DETAIL OF PROPOSED USE OF PREMISES.

Placement of Approximately 19,000 yards of clean fill, regrading
& possible repaving & site work for expansion of existing parking lot.

ROMAN CATHOLIC ARCHBISHOP OF
BOSTON, A CORPORATION SOLE
BY ITS ATTORNEY.

Signature of owner or author-
ized representative

Address

ON MAY 31, 1980. THE PERMIT APPLICATION WAS
APPLIED FOR BETWEEN 1979 & 1983 TO REQUEST THAT
THE BOARD OF APPEAL UPDATE THE APPROVAL.

[Handwritten signature]



/INSPECTIONAL SEE SEC DEPT

CITY OF BOSTON
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

No. 3175 of 1983

CITY HALL ANNEX July 11, 1983

PERMIT FOR USE OF PREMISES

Permission To Use Premises Is Hereby Granted Roman Catholic Archbishop of Boston

Location 155 Washington Street Ward 21

Use Replacement of clean fill and expansion of parking lot as per plan.

Owner Roman Catholic Archbishop of Boston

Provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes relating to the Use, Construction, Alteration and Maintenance of Buildings or Premises in the City of Boston, and to the provisions of the City of Boston as amended.

SEW. Structural Engineer
ROMAN CATHOLIC ARCHBISHOP OF BOSTON,

A CORPORATION SOLE,

BY ITS ATTORNEY

Signature of owner or authorized representative

Address

b6
b7C

ownership and detail must be correct, complete and legible.

Duplicate application required.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO USE PREMISES.

6476

Boston, May 5 1983

CERTIFIED STREET No.

155

Washington St.
Brighton

Street Numbering Inspector.

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to use premises:—

Location 155 Washington St. District Brighton Ward 21
Name of owner is? ROMAN CATHOLIC ARCHBISHOP OF BOSTON Address 2121 Commonwealth Avenue
A CORPORATION SOLE

What were the premises last used for? School, Parking Lot

Premises to be occupied or used for Same

DETAIL OF PROPOSED USE OF PREMISES.

Placement of Approximately 19,000 yards of clean fill, regrading

& possible repaving & site work for expansion of existing parking lot.

ROMAN CATHOLIC ARCHBISHOP OF BOSTON,
A CORPORATION SOLE,
BY ITS ATTORNEY

Signature of owner or authorized representative

Address



b6
b7c

Boston

TO: Dep. Comm. [REDACTED]
FROM: Zoning Adm. [REDACTED]
SUBJECT: PARKING FACILITY 155 WASHINGTON ST. BRL. ULL

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AN APPLICATION FOR A USE OF PREMISES WAS FILED MAY 5, 1983 TO PLACE APPROX. 19,000 YARDS OF CLEAN FILL AND TO EXPAND AN EXISTING PARKING FACILITY AT THE ABOVE ADDRESS. THE APPLICATION WAS SENT TO THE LANDMARKS COMM AND RETURNED BY THEM AFTER A APPROX. ONE WEEK. COMM. DEPICELLI AFTER CONSIDERING THE PREVIOUS DOCUMENTS AND BOARD OF APPEAL PROCESS ISSUED THE PERMIT. THE PREVIOUS PERMIT WAS ISSUED BY THE BOARD OF APPEAL WITH A PROVISION THE THE USE EXPIRE ON MAY 31, 1980. NO PERMIT APPLICATION WAS APPLIED FOR BETWEEN 1979 & 1983 TO REQUEST THAT THE BOARD OF APPEAL UPDATE THE APPROVAL.

P



/INSPECTIONAL SEF DEB DEB

CITY OF BOSTON AND COUNTY OF SUFFOLK

DEPARTMENTAL COMMUNICATION

April 30, 1984

	(NAME)	(RATING)	(DEPARTMENT-DIVISION)
TO	[REDACTED]	Deputy Commissioner	I S D
FROM	[REDACTED]	Commissioner	I S D

SUBJECT: Monastery Path, Brighton
Letter of Councillor [REDACTED] attached

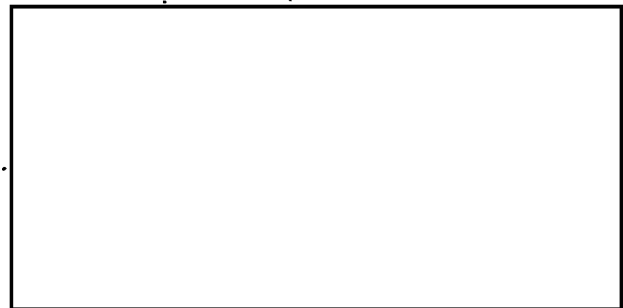
FILE REF. No.

The attached letter explains itself. I have tried, to no avail, to find out how this condition came to be.

I am not sure that the original parking lot has legal status.

Please take all steps to resolve this complaint. Zoning, plans approval and our inspection force must have some knowledge of this situation.

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b7C



cc: Councillor [REDACTED]

JIR/cl



Boston City Council

Brian J. McLaughlin
District 9
725-3113

April 13, 1984

[Redacted]
Public Works Department
One City Hall Square
Boston, MA 02201

Dear [Redacted]

A number of community groups in District 9 have contacted my office with the contention that the obstruction of Monastery Path, between Warren Street and Saint Gabriel's Monastery, Brighton, is an illegal action.

In order to bridge the access from the Saint Gabriel's Monastery property to a newly-created parking lot nearby, the owners filled in the path at the point it begins. A wooden walkway was constructed for pedestrian use.

Would you please investigate the allegation that the obstruction of Monastery Path, a City of Boston public way, was done without proper approval.

Also, since the new parking area is situated on landfill, recent rains have caused the dirt to slide onto the pathway, as shown in the enclosed photographs.

Thank you for your attention to these matters.

Very truly yours,

[Redacted]
Enclosure

cc: [Redacted] Inspectional Services

Department

[Redacted] Brighton Washington Heights
Citizens Association

ALLSTON-BRIGHTON CITIZEN ITEM THURSDAY, JANUARY 19, 1984

and speechless
your old eye-glasses to
needed. Just go to
following banks and
in the box:
Boston Bank, 414
St.
Bank, 415 Market St.
Federal Bank, 435

Market St.
NewWorld Bank, 309 Wash-
ington St.
United States and Trust, 303
Washington St.
John (Jill) Johns
Troop 3 Brighton
D.S.A.

M I L E

eeding Gums, Loose Teeth, Recession, Stain, Tartar, Bad Breath

FREE PERIODONTAL EXAM

PERIODONTAL ASSOCIATES

d M. Bloom, D.M.D., P.C., 1560 Beacon St., Brookline 232-0003

LIZING IN GUM DISEASES and ORAL DIAGNOSIS

NINE HOURS • CLEANINGS • LAUGHING GAS

ANCE (G.E., BC/BS, etc.) COVER MANY OF OUR SERVICES



Residents attempting to use the walkway connecting Warren Street to Monastery Road last weekend were thwarted by this snow pile, apparently caused by snowplows clearing the nearby parking lot. This photograph was taken

BOSTON POLICE

Police seek for shoe out

By Joseph Parker
Community Service Officer

Two white men, possibly aided by a third, stole \$28,000 in cash and checks Monday from a store on North Beacon Street.

According to one clerk, the two men used a handgun to gain entrance to the store at 11 a.m. The men locked an assistant saleswoman into a back room while they made their escape. The person may have driven the escape vehicle.

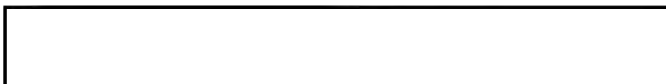
The two men stole \$800.75 in cash and jewelry, according to police.

An Allston woman was walking near Warren Street last weekend when three black men approached her in a car. They threatened her with a knife and a gun.

According to the woman, one of her

Boston

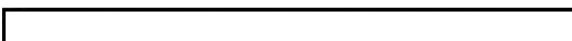
March 28, 1984




New City Hall
Boston, MA 02201

Dear Councillor:

Your request for clarification of the use of premises required researching, hence the reason for the four day delay in my reply.

 for this department provides me with the following information.

On July 11, 1983 a permit No. 3176/83 was issued. The application addressed at 1550159 Washington Street, Ward 21 was for permit to fill and pave an existing parking lot and was filed May 5, 1983. Plans and photographs were submitted and upon reviewing these, then Commissioner Anthony Pepicelli sent the plans to the Landmarks Commission. Upon the return of the plans from the Landmarks Commission, Mr. Pepicelli told  to approve the zoning and forward the plans to Supervising Structural Engineer Paul Folkins for issuance of the permit.

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Follows is a history of the site:

Provide to terminate June 1, 1976.

September 19, 1978 Board of Appeal approved site, proviso to terminate May 31, 1979.

September 11, 1979 Board of Appeal approved site, proviso to terminate May 31, 1980.

No further action has been taken by the applicant. It is my opinion that the variance granted must be re-instated by the Board of Appeal.

Accordingly I have placed a complaint, based on the questions you ask, and in the complaint I am notifying the owners that they are illegally using their premises in violation of the provisos instituted in BZC 4501, dated August 7, 1979.



Raymond L. Flynn, Mayor/ INSPECTIONAL SERVICES DEPARTMENT/City Hall/725-4700/Boston, MA 02201

An inspection will be made and if the inspector agrees that what I have written above is correct; a violation will be filed against the owner.

Enclosed please find copies of all Board of Appeal activity surrounding this site.

I hope I have been of assistance. I will instruct of our management information system section to keep you informed of the progress of the complaint.

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Very truly yours,



Enc.

JTR/dg



Boston City Council

Brian J. McLaughlin
District 9
725-3113

April 9, 1984

[Redacted]
Parks and Recreation Department
Boston City Hall
Boston, MA 02201

Dear [Redacted]

Thank you for the improvements that have been undertaken at Kaplan Square, at the intersection of Washington Street and Commonwealth Avenue, Brighton. I was pleased at the attention given to this memorial sitting area.

I am writing to inform you of a serious matter that came to my attention two weeks ago. The subject concerns the newly-created Overlook Park, adjacent to the Fidelis Way Housing Project on Commonwealth Avenue. This playground entails a children's recreation area and two basketball courts.

Last summer, Saint Elizabeth's Hospital began to dump truck-loads of fill from the construction site of its North Complex to a vacant parcel situated next to Overlook Park. The mound was levelled, covered with gravel and is now used as a parking lot by the Hospital.

During recent months, this fill has eroded on the sides of the mound and mud has slid onto one-half of one basketball court. The dirt has also settled on a roadway leading from Monastery Path (Public Way), to the parkland, and the weight of shifting fill has caused several trees next to this roadway to bend.



If my memory is correct, a substantial amount of Community Development Block Grant money was expended for the creation of this park.

The enclosed photos illustrate the proximity of the mound to the basketball court, the height and slope of the mound and some of the damage the slide has created.

Would you please investigate the responsibility for clean-up, since the spring months are approaching, and determine a solution to prevent further erosion of the mound. I am looking into the City approval process for the dumping and use of the land for parking purposes, as well as the approval to obstruct Monastery Path, which was filled at the top and a wooden walkway constructed.

I would be pleased to meet you or a staff member on the site to discuss the background and resolution of this problem, if time permits.

Thank you for your attention to this matter.

Very truly yours,

[Redacted Signature]

Enclosure

cc: Sen. George Bachrach
Rep. Tom Gallagher

[Redacted]
Boston Landmarks Commission

[Redacted]
Brighton Washington Heights Citizens Association
[Redacted] Commonwealth Tenants Association

b6
b7C



Boston City Council

Brian J. McLaughlin
District 9
725-3113

March 21, 1984

[Redacted]
Inspectional Services Department
One City Hall Square
Boston, MA 02201

b6
b7c

Dear [Redacted]

I have been contacted by neighbors of Saint Gabriel's Monastery and by several community groups regarding the parking of vehicles on a portion of the Monastery property.

During the summer of 1983, Saint Elizabeth's Hospital began to dump truckloads of fill from its construction project onto a parcel in front of the Church building and adjacent to the Fidelis Way Housing Project. After the fill was leveled, the owners sectioned the area with large boulders and surfaced the lot with gravel.

Early this year, vehicles were parked on this area, which formerly was open land. The filling of this land also required the filling of a public walkway, known as Monastery Path.

Residents and community groups have complained to me that both the cutoff of the pathway and the use of the property for parking are illegal and should have required a public hearing.

I have investigated the zoning of the property and have judged it to be designated R-5, which would not allow the parking use.

When the owners were contacted about the problem, the response was they possessed the proper permits from the City of Boston for parking.

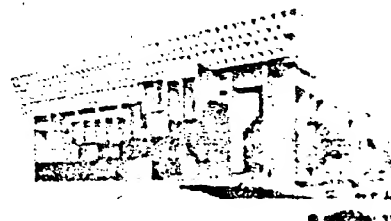
Would you please determine if the current use is appropriate. The enclosed zoning map amendment is the only one regarding the Monastery property on record with the City Zoning Commission.

Thank you for your assistance in this matter.

Very truly yours,

[Redacted]
Enclosure

New City Hall • One City Hall Square • Boston • Massachusetts • 02201

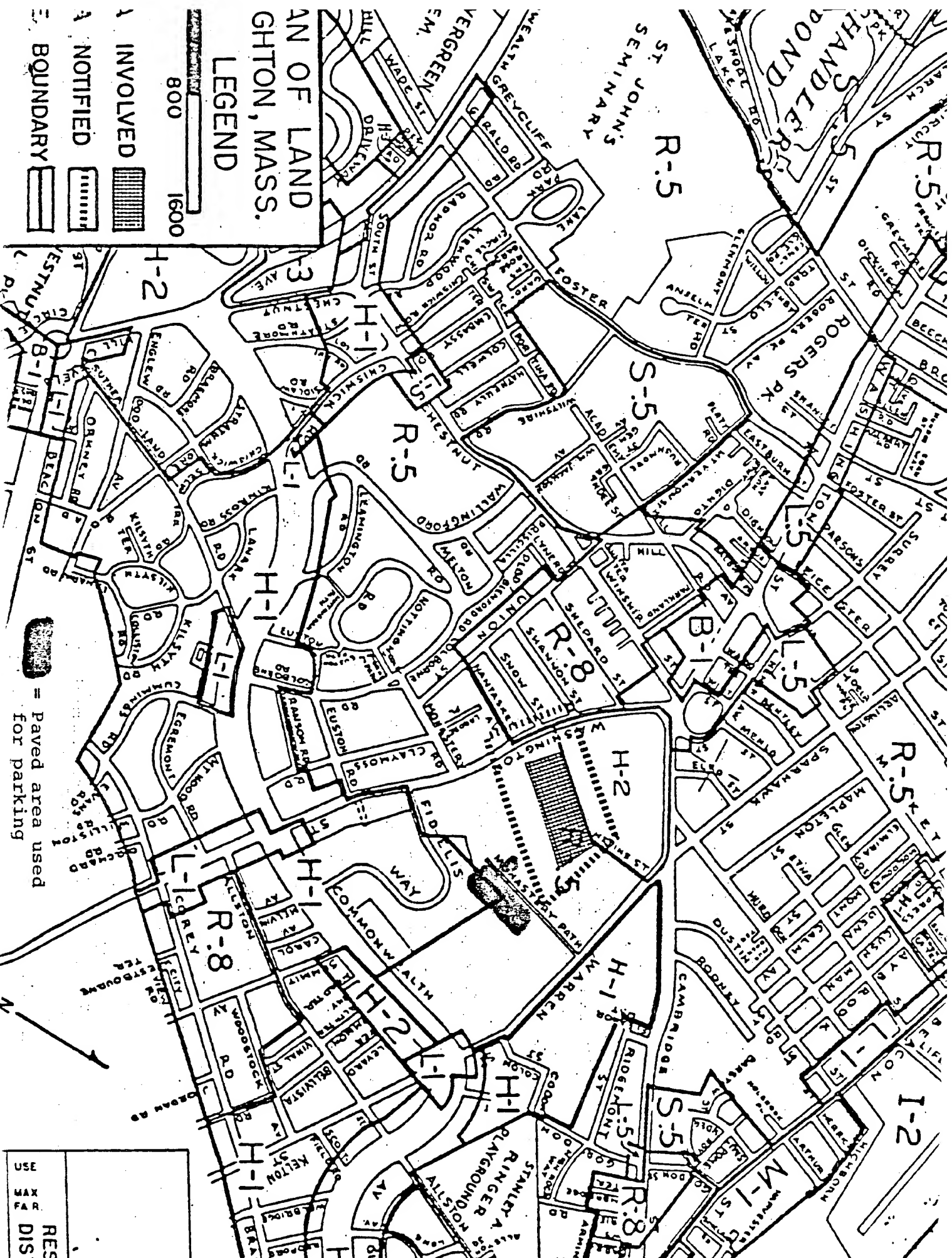


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LEGEND

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Map Amendment Application No. 167
Religious Medical Care Foundation, Inc.
Land north of Washington Street, Brighton:
R-.5 to H-2

MAP AMENDMENT NO. 131
THE COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
IN ZONING COMMISSION

RECEIVED
NOV 19 1962
MAYOR'S OFFICE

The Zoning Commission of the City of Boston, acting under the provisions of Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby amend Map 7 (Brighton) of the series of maps entitled "Zoning Districts - City of Boston", dated August 15, 1962, as follows:

By changing from an R-.5 district to an H-2 district a parcel of land located north of Washington Street, Brighton, and described as follows:

A certain parcel of land situated northeasterly of Washington Street in said Boston and shown as Site Area "A" on a plan entitled "Property Description-Plan & Contours-For the Proposed Nursing Home For the Religious Medical Care Foundation, Inc., 159 Washington Street, Brighton, Mass.", Information Obtained From Site Survey Prepared By: Emmons Fleming & Bienvenu, Inc. Engineers & Surveyors, Billerica, Mass., dated April 19, 1974, recorded in Suffolk County Deeds, bounded as follows:

- NORTHERLY by Nevins Street and by land of City of Boston (Brighton High School) by two lines, measuring respectively, 40.42 feet and 334.52 feet;
- SOUTHEASTERLY by land of the Passionist Missionary Society of Boston being shown as Site Area "B" on said plan, 729.31 feet;
- SOUTHWESTERLY by land of said Passionist Missionary Society of Boston being shown as Site Area "B" on said plan, 295.0 feet;
- NORTHWESTERLY by land of St. Elizabeth's Hospital 543.26 feet; and
- WESTERLY by land of St. Elizabeth's Hospital, by a curved line having a radius of 100.00 feet, 71.79 feet;

containing, according to said plan, 4.90 acres.

[Redacted]

Chairman

[Redacted]

[Redacted]

b6
b7c

In Zoning Commission

Adopted November 14, 1974

Attest:

[Redacted]

Secretary

[Redacted]

NOV 27 1974

The foregoing amendment was presented to the Mayor on November 19, 1974, and signed by him on November 27, 1974, whereupon it became effective on November 27, 1974, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:

[Redacted]

Secretary

Location, ownership and detail must be correct, complete and legible.

Duplicate application required.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO USE PREMISES.

3176

Boston, May 5 1933

Captain's Office

155

Washington St
Brighton
[Signature]

Street Numbering Inspector.

To the

BUILDING COMMISSIONER:

The undersigned applies for permission to use premises:—

Location 155 Washington St. District Brighton Ward 21
Name of owner is? ROMAN CATHOLIC ARCHBISHOP OF BOSTON Address 2121 Commonwealth Avenue
A CORPORATION SOLE

What were the premises last used for? School, Parking Lot

Premises to be occupied or used for? Same

DETAIL OF PROPOSED USE OF PREMISES.

Placement of Approximately 19,000 yards of clean fill, regrading

& possible repaving & site work for expansion of existing parking lot.

ROMAN CATHOLIC ARCHBISHOP OF BOSTON,
A CORPORATION SOLE,
BY ITS ATTORNEY

Signature of owner or authorized representative

Address

b6
b7C

JUL 12 1983
MAY 09 1983

MAY 0 1983

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Fee Paid

EXAMINATION OF PLANS
AND
MEMORANDA.

APPLICATION FOR
PERMISSION TO USE PREMISES.

Location.

10.155 WASHINGTON ST.

Ward 21

Boston, 19

To the Building Commissioner:

Sir,—I have examined the premises and find
same as herein described.

Inspector.

19JC CONDITIONS.

BUILDING DEPARTMENT
CITY OF BOSTON
ZONING DIVISION
APPROVED



19

Plan Number File Number

JUL 12 1983

Plan filed with application.

b6
b7C

7/14/83



found no cause for complaint
Permit issued 7/11/83



b6
b7C

Parking of cars as stated in the Zoning Code is
not an allowed use Zoned R5-

expanding existing School pkg lot 10/53
auxiliary pkg

R5



- that design changed & allowed
signed it thinking it was H2 zone

b6
b7C

Editorial Page

Truckload by truckload

Although it is unfortunate that two civic groups have to pay for costly legal counsel to help them preserve St. Gabriel's, it is equally necessary that they do.

The St. Gabriel's situation is not an easy ball of wool to unravel, but clearly something — or somebody — is wrong. As the citizens seeking to preserve the site through an open, democratic process watch, truckloads of fill are being dumped on its grounds. If the reshaping of the property continues unchecked, there will be nothing left to preserve.

Fingers have been pointed in several directions: At the St. Elizabeth's Hospital, for dumping the fill; at the Archdiocese, for allowing it; at the Landmarks Commission, for moving so slowly on the petition; at Mayor Kevin H. White, for vetoing the original bid.

St. Gabriel's is a rare resource — a grassy tract of open land, with two striking buildings, that overlooks the downtown skyline. It deserves to be preserved for future Brighton residents.

If, as community groups allege, St. Elizabeth's and the Archdiocese are ignoring their pleas, making the site a landmark may be the only way to preserve it.

Either way, the petitioners deserve a speedy hearing from the city. It has been several months now since they submitted their proposal to the landmarks commission. Should the commission continue to fiddle while St. Gabriel burns, they will bear an equal blame for the loss of this resource.

St. Elizabeth's should have postponed its landfill plans until the petition process was over. Once they did not, the Landmark Commission should have used its legal staff to enjoin the hospital to desist.

Neither did. And, truckload by truckload, St. Gabriel's is truly becoming a thing of the past.

THURSDAY, MAY 5, 1983 Vol. 98, No. 18
ALLSTON, BRIGHTON, MASSACHUSETTS

PUBLISHED WEEKLY SINCE 1884



Trucks from Paul's Trucking Co., Inc. dumped fill into the front yard of the St. Gabriel's Monastery late last week



Residents reported seeing mounds of dirt appear in early spring in a lot between Fidells Way, and St. Gabriel's Church

Civics get lawyer to fight landfills

By Richard Lorant

The battle over the future of St. Gabriel's took a new twist this week. The Brighton Historical Society and the Washington Heights Citizens Association hired a law firm Tuesday to represent them in their fight to get landmark status for the monastery and grounds.

Burton Kilman, a lawyer with the downtown firm of Sherin and Lodgen, said he was looking into the situation at St. Gabriel's. Kilman would not confirm whether his clients were planning specific legal action.

According to officers of the BHS and WHCA, the two groups decided to seek counsel after the St. Elizabeth's Hospital Foundation, the monastery's owner, began filling in an area of the property overlooking Washington Street with debris from the Hospital's North Complex construction project.

In addition, the hospital is proceeding with another project to fill another slope roughly situated between the Fidells Way construction area and the Brighton Marine Hospital. The WHCA and BHS membership formally opposed that plan after

hospital administrator James V. Kerrigan raised it as a possibility several months ago.

"They are rearranging the contours of that area," said BHS President Brian McLaughlin. "We feel we should stop them in their tracks right now." McLaughlin contended that it was improper for the hospital to alter the landscape of the site before the landmark dispute had been settled.

Frank Moy, a hospital spokesman, said he found it

"mind-boggling" that the groups were upset about the Washington Street fill site. According to Moy, the decision to bolster and regrass the slope was initiated "at the request of the Washington Heights (Citizens Association)."

Moy said that WHCA board chairwoman Lucy Tempesta commented that the area was run down at one of the hospital's monthly community meetings. At

Continued on page 20

Citizens hire lawyer in fill controversy

Continued from page 1

the meeting, Moy said, the hospital's chief engineer, Carl Huagan, confirmed that the slope was "littered with cans and other debris and hospital officials agreed to fill it." They asked us to fill it," Moy said. "That's why we're doing it — to eliminate an eyesore."

As far as the other fill area, the one behind Fidells, is concerned, Moy said the Hospital solicited input from civic groups, business associations, hospital employees and the hospital's Community Advisory Committee. After that process, the hospital administrators made a decision to go ahead with the project, he said.

"There are going to be people that'll just never be satisfied no matter what we do."

Moy said both fill areas will be grassed over and will improve the site.

But both Tempesta and McLaughlin said that the fills are an attempt to undermine their efforts to get the Boston Landmarks Commission to give the property landmark status.

Two years ago, petitioners gathered 1300 signatures for the Commission. Although the commission recommended declaring the Monastery a landmark, Mayor Kevin H. White vetoed the petition. This year, they resubmitted a petition to the Commission. So far, no action on the petition has been taken.

Should the site be given landmark status, the St. Elizabeth's Foundation will be strictly limited in developing the site.

The hopes for the new petition hinge on the discovery that part of the Monastery grounds were designed by the prestigious Olmsted brothers. By changing the landscape, McLaughlin said the Foundation is trying to stop the petition drive. "We've submitted the petition; this is their reaction," he said.

They also deny Moy's contention that Tempesta requested the Washington Street fill. "We asked them to clean it up," McLaughlin said. "Cleaning it up does not mean putting a pile of dirt on it."

The Foundation's director, Donald Monks, said that the area by Washington Street will benefit from the fill. He said the steep slope has been a continual complaint area, filled with trash, lawn cuttings and mosquitoes. He said he plans to sod it, slope it, and plant trees and flowers on it.

And, according to Moy, at least one community group is supporting the landfills, the Community Advisory Committee of the hospital. This group, Moy said, is made of people who live and/or work in the neighborhood.

Brighton-Allston Improvement Association President Theresa Hynes and Tempesta both claim that their organizations were denied access to that committee.

Moy said that applications were made available to anyone who wanted one, that the hospital made no recommendations for membership, and that Humberto Cardinal Medeiros made all the decisions pertaining to its make-up.

In addition to the WHCA and the BHS, the landmark petition has the support of the BAIA, the Community Beautification Council and the Washington Hill Civic Association.

letters

Foundation responds to editorial



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I want to summarize for you a few of my thoughts concerning the unfortunate misapprehensions engendered in the community by the editorial entitled, "Truckload by Truckload," of the Thursday, May 5 edition of the Citizen Item.

A foremost requirement of a good editorial is that the author personally be well acquainted with the facts of the subject of the editorial. To my knowledge, no one came here to the Foundation Office headquarters to be informed of what our plans are for the Foundation Properties (formerly known as the St. Gabriel's Monastery). Contrary to the contention of the editorial writer that "the St. Gabriel's situation is not an easy ball of wool to unravel"; a simple seeking of the facts reduces the above metaphor to meaninglessness and almost emotional manipulation of the reader. I have no idea of what notion is meant to be conveyed by the phrase (incomplete sentence) which follows that statement concerning "democratic process". The comments which follow, though, that "if the reshaping of the property continues unchecked, there will be nothing left to preserve" — is an absolutely ludicrous observation in its reference to repair an area of a small eroded hill area of approximately 40' by 40' on a 14-acre piece of property.

There seems to be a great deal of confusion in the minds of the "pointing fingers" to which the writer refers in the editorial. The Foundation Officers and Trustees decide what needs to be preserved, repaired and maintained and undertakes these repairs as funds permit. The Foundation properties are private properties purchased with private funds.

The Landmarks Commission already once has denied the validity of a petition requesting that the grounds be designated a Landmark District. The Mayor did not veto this decision of the Landmarks

Commission that the grounds, owned and operated by the Foundation, do not, in any way, meet the required criteria for such honored designation. I should think that the author might, at least, have read the findings of the comprehensive and exhaustive study made by and published by the most competent Boston Landmarks Commission.

As far as I know, the Commission has not found, to date, any relevant facts of substance to even reconsider accepting a petition to study this matter. It is fairly obvious that, with a knowledge of the very discriminating (and rightly so) criteria for the Landmarks Distinction, these attractive, grassy properties could never qualify except in the minds of those clouded by some very personal emotions. The Foundation properties are a delightful, open space of grassy expanse and should bring considerable pleasure to our nearby neighbors — and we are trying to keep the grounds in a condition that is pleasing to the eye; but, these grounds are not a public park — supported or maintained by the City — these grounds are private property just as your backyard is private property.

I don't imagine that I need comment on the unfairness of your writer's caesarian, grandstand, crowd pleasing phrase of "while St. Gabriel's burns," which only unfairly fuels the unreasoned, emotional content of the issue.

On the whole, the editorial, in my opinion, is totally reprehensible in its tone — the first sad editorial departure from the usually very high standards of reasoned commentary and balanced and fine journalism that we subscribers have learned to enjoy over the years from the Citizen Item.

R. Donald Monks
Executive Director
St. Elizabeth's
Hospital Foundation

Galvin 'insensitive'

We would like to share with the people of Allston and Brighton our disappointment with what we can only describe as an insensitive attitude on the part of State Representative William F. Galvin.

Representative does not make 'house calls' in the district," but has not even scheduled a meeting at the State House. After many phone calls and the receipt of a fact sheet on the bill from us, Mr. Galvin still never bothered to respond.

more letters

BAIA Report

St. Elizabeth's Hospital has different perspective

"BAIA Report" is a regular column of news and views written by the Brighton Allston Improvement Association. The views expressed do not necessarily represent those of the Allston Brighton Citizen Item.

Last week, Donald Monks, the Executive Director of St. Elizabeth's Hospital Foundation, wrote a letter to the Citizen in which he, at some length, attacked the tone and content of the previous week's editorial. That editorial, titled "Truckload by Truckload", in our opinion, aptly — and mildly — expressed the community's growing concern over what we see happening (or not happening) on St. Gabriel's grounds. As Mr. Monks stated, those grounds "are a delightful open space of grassy expanse, and should bring considerable pleasure to our nearby neighbors... but these grounds are not a public park, supported or maintained by the city; these grounds are private property, just as your backyard is private property." At another juncture, he also stated that these "properties are private properties, purchased with private funds."

We believe that it is in order, at this time, to point out a few relevant facts.

• Both St. Elizabeth's Hospital and St. Gabriel's Monastery were built by the Catholic Church, with the pennies contributed by the general Catholic population, which, at that time, was mostly made up

of poor, struggling immigrant families.

They were built to meet those people's needs — both physical and spiritual. In a very real sense they were "by the people and for the people." The city, state and federal government's recognized their role by exempting them from taxation.

In more recent times, a school was opened at St. Gabriel's Monastery. To help pay for it, many local parishioners gave large cash donations or went into considerable debt — even to the extent of taking out second mortgages on their homes. The school has since been closed and St. Gabriel's sold to the Foundation, but some of those people are still paying off their mortgages!

• It may well be that, legally, the Foundation properties (as St. Gabriel's is now legally known) are "private and were purchased with private funds" but we feel that St. Elizabeth's, ethically and morally, is skating on thin ice. As taxpayers, we all give heavy support to the hospital by providing it with services which we are not asking it to pay for. (Even those "private funds" were probably tax-exempt!) The Catholics of the Archdiocese, and, especially, of the area have as much of a stake in it as a citizen has in City Hospital.

• Further, the mission of a hospital is to heal the sick, or, even better, help them avoid becoming sick in the first place. The grounds of St. Gabriel's form one of the few green open areas in Allston-Brighton. It

is a truism that access to such tranquil places is essential to the mental health of people subject to the stresses of crowded urban living. One could, therefore, argue that keeping those grounds the way they are (or should I say "were"?) is essential to the community's well-being.

In conclusion, we feel, respectfully, that St. Elizabeth's Hospital/Foundation seems to have lost its way. Instead of being a community institution, closely tied to the people it is supposed to be serving, it has become "St. Elizabeth's

Inc.," and looks on its neighbors as people to be "P.R.ed" if possible but, if expedient, as people to be ignored or humiliated. With its aim of creating a large medical complex, it seems to have succumbed to the corporate disease of "Bigger is Better."

And, truckload by truckload, the old, respected St. Elizabeth's is truly becoming a thing of the past.

Micheal O'Laoghaire
for the Board of the
Brighton-Allston
Improvement Assn.

Pol. Adv.

Pol. Adv.

The Committee to Elect

JEROME "RED" MacDONALD

wishes to invite you to a

FUND RAISER

for his Candidacy to the

BOSTON CITY COUNCIL - District 9 - Wards 21 & 22

Thursday, May 26, 1983 - 7:30 p.m.

Oak Square V.F.W. Post No. 2022

Buffet - Refreshments - Entertainment

Editorial "to be commended"

The Citizen Item is to be commended for its forthright editorial entitled "Truckload By Truckload." The editorial is an honest appraisal of an ongoing reprehensible situation created by St. Elizabeth's Hospital, the St. Elizabeth Hospital Foundation, and their respective *Boards of Trustees*.

The St. Elizabeth's Foundation was formed in July 1980 to supposedly oversee fundraising for St. Elizabeth's Hospital. At that time, the former Director of the Foundation stated publicly that "designation of the Monastery buildings as a Landmark would have no effect on the Foundation's plans."

Let us set the record straight.

In spite of a commitment by the Passionist Fathers and St. Elizabeth's that the Church would remain totally for use by the Parish, St. Elizabeth's stripped away the lower Church. They removed a marble stairwell connecting the Upper and Lower Church, destroying the architect. They removed stained glass windows, claiming they could not be repaired. They installed showers and toilet facilities, and kitchen equipment for a day care center benefitting fewer than 20 seniors. They stripped the lower church sanctuary, and at this writing are looking for more floor space in the lower church. St. Elizabeth's Hospital walled in a portion of the Monastery porch. While St. Elizabeth's was asking consideration to remove a large area of open space to the rear of the Monastery for parking of 40-50 cars which they said would alleviate the street congestion, their men were fast at work digging out the area for pavement purposes.

Trees have been chopped down, and tarred access roads have

sprouted up instead of grass behind the Monastery. St. Elizabeth's takeover of the Parish parking lot has created a nightmare, particularly with funerals and weekday services. The resultant increase in traffic onto Washington Street and Union Street is a serious hazard to the neighborhood and our children. St. Elizabeth's has encroached further and further into parish property, and now have begun a massive effort to dump 900 truckloads of debris on the grounds of St. Gabriel's Monastery, a property being considered for Landmark designation by the Boston Landmarks Commission. The debris is being trucked from the grounds of the hospital demolition site and the Cambridge Street slopes to two areas within the boundaries of the community petition before the City.

St. Elizabeth's has misstated facts concerning the landfill. The Washington Heights Citizens Association had asked that the area on Washington Street be cleaned of the beer bottles and rubbish that had accumulated through the years. It did not ask that a mini-mountain be created out of stone, wire, pipes, etc. with a covering of loam. This mini mountain very conveniently shuts out the public as St. Elizabeth's does what it pleases behind the Monastery grounds.

I urge you, the residents of Brighton and Allston, to visit the site and see for yourselves what St. Elizabeth's Hospital is up to. Truckloads by truckload "St. Gabriel's is truly becoming a thing of the past" as St. Elizabeth's Boards of Trustees battle the neighborhood over the biggest land grab in the history of Boston.

Lucy L. Tempesta

letters

Taxpayer lists answers to Foundation letter on editorial

It is certainly distressing when institutions in our community play out their agendas with minimal concern for how their actions affect the community. It is indeed sad, however, when they react with self-righteous indignation to criticisms of their activities. It is this attitude that has prompted me to write in response to the letter of R. Donald Monks of the St. Elizabeth's Hospital Foundation that appeared in the Citizen Item of May 19.

Mr. Monks implies that, because the St. Gabriel's property is owned by the Foundation, they can do with it what they please. Several points should be made regarding this assertion.

1. People do not have a right, legal or otherwise, to do with their property whatever they want. Try dumping landfill in your backyard and see what your neighbors say.

2. Mr. Monks states that, "these grounds are private property just

as your backyard is private property." One difference, Mr. Monks — I pay taxes on my backyard. You don't on your grounds.

3. Mr. Monks states that "The Foundation properties are private property purchased with private funds." Yes, Mr. Monks, private funds provided by tax-exempt contributions. These tax-exemptions amount to nothing less than a government subsidy provided by all tax-paying citizens.

In conclusion, Mr. Monks — please stop the whining. St. Elizabeth's has enjoyed a great deal of support from the community. If the criticism bothers you, you should consider the effect that this expansion has had on your neighbors. Perhaps your response should be to clean up your house — you'd be surprised how fast that would muffle criticism.

Henry Ragin

Representative Galvin responds to constituents' critical letter

Several issues were raised by a letter appearing in your last edition

tice with any group on a day on which there is a formal session. I do

5/17/83



IAN MENZIES

Preservation: What's that?

It is now but a matter of time before Mayor Kevin White and the Boston Redevelopment Authority turn downtown Boston into an urbanized version of Star Wars.

But who can stop them? They are a law unto themselves.

What we're seeing is a crazy, freewheeling building spree that is already out of control.

There is no overall master plan, no inviolate rules, no fixed height limits. Each project has become an entity unto itself. Preservation is an afterthought.

Developers have taken over downtown Boston - developers from New York, Chicago, Montreal, Toronto, London, Paris. The city is well on its way to being overwhelmed by high-rise.

The result, especially in the financial district, is becoming a network, not of streets, but of sunless wind tunnels.

Most of the developers know little of the city's history, its architecture, its style. All they know is that Boston today is a hot property, a place to be, a place to make money.

And, of course, each wants his project to stand out from others, attract attention - not blend - and their architects are delighted to comply with statements ranging from pedestrian to ludicrous, powerful to absurd.

Does Boston, for instance, need a 41-story building shaped like an old-fashioned Wurlitzer or, as an alternative, a Houston-type aggregate of silos and steel-glass boxes?

Both have been proposed for a city-owned site in Fort Hill, just off the Central Artery at High and Oliver streets.

And, in a preposterous piece of arrogance, the people of Boston, and the media, first learned of one proposal when the architect displayed it at an exhibition in New York.

Within the past week, the public, for the first time, saw what was being proposed for Rows and Fosters wharfs, also

city owned, and again the visual impact was one of overwhelming bulk, this time longitudinal rather than vertical, raising fears that once again Boston may find itself shut off from its waterfront.

The fact that there will be access through the buildings, as well as dock space for commuter boats, is not a good enough answer. The wall facing Atlantic avenue may still prove repelling, and the commercial dock space may still be insufficient to take care of multiplying ferry needs.

Had this issue been put before a public forum from the outset, as it should have been, because, after all, it is city-owned land, not privately held by White or the BRA, it might have been decided to leave Rows and Fosters Wharfs as a park and public landing, served by a modest congregate of buildings.

This would have given Boston the attractiveness of two shoreline parks - Waterfront and Rows - and two public docking areas - Long and Rows - joined by a waterfront promenade.

This kind of concept, similar to Chicago's lakefront, could profit a city more, as an attractant, than by covering the site with a building that could go elsewhere.

In short, the right question wasn't asked in the first place. Boston doesn't have to build on every piece of open space, least of all along its waterfront. Open land has its own value.

A good deal of the current trouble springs from the fact that the BRA's operations, from a public standpoint, have been as sunless as the downtown canyons it creates. The BRA, like White, prefers to play hardball to empty bleachers.

And even though the agency is critically undermanned, without even a design director, at a time when projects are soaring skyward all over the core city, it had until relatively recently declined any design review help from the Boston Society of Architects (BSA).

What may be needed is a temporary building moratorium until the city gets its act together, and endorsed by the public.

And that critical question will be discussed by the mayoralty candidates at a meeting to be hosted by the Boston Society of Architects on Wednesday, May 18. All the candidates, with the exception of White (who has not announced if he will run), have accepted the BSA invitation.

Each candidate will be allowed a brief opening statement and then asked to respond to five questions dealing with the city's development process.

They will be asked if they favor a master plan, stronger BRA control of developers, an updated zoning ordinance, a more open public process, limited downtown growth, and that downtown developers, as in San Francisco, contribute to a housing fund.

Lastly, the candidates will be asked how they would help neighborhoods share in the benefits of today's downtown building boom. The questions are critical; the responses are long overdue.

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Serial # of Originating Document _____

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By _____
(Name of Special Agent)

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Reference: _____
(Communication Enclosing Material)

Description: ☐ Original notes re interview of

FD-473 for
Surveillance Log

b6
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b7D

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b7C

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Title: _____

Reference: _____

(Communication Enclosing Material)

Description: ☒ Original notes re interview of

9/29/86

b6
b7C

6669 SF
0.153 Acres

(FORMERLY BRANDEGEE)

450 988 SF
10.353 Acres

LAWRENCE CHILDREN

(FORMERLY BRANDEGEE)

Lewis

Elwell Rd

259.26

24.07

205.86

194.30

170.93

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BRANDEGEE CHAR.
LOT D-2
232 221 SF FOUND.
5.331 Acres

(FORMERLY BRANDEGEE)

ESTATE
LOT A
232 480 SF
5.337 Acres

J.L. BRANDEGEE

1975 32.25
NOW CITY
OF BOSTON

C.S.
BOIT
(FORMERLY BRANDEGEE)
LOT A1
234 701 SF
5.388 Acres

CHILDREN

EE)

SF
188

565.84
Allandale
565.84

BAKALAR

(FORMERLY BRANDEGEE)

LOT B
1889 851 SF
43.385 Acres

R=70.57

110.83

94.87

FEDERAL BUREAU OF INVESTIGATION
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DELETED PAGE INFORMATION SHEET

No Duplication Fees are charged for Deleted Page Information Sheet(s).

Total Deleted Page(s) ~ 9

Page 91 ~ Duplicate To page 79

Page 92 ~ Duplicate To page 80

Page 115 ~ b6, b7C, b7D

Page 116 ~ b6, b7C, b7D

Page 118 ~ b6, b7C, b7D

Page 120 ~ b6, b7C

Page 121 ~ b6, b7C

Page 123 ~ b6, b7C

Page 124 ~ b6, b7C

3 (Title)

(File No.

94C-412-1A

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b6
b7C

194C-412-1A

SEARCHED	INDEXED
SERIALIZED <i>EP</i>	FILED <i>EP</i>
DEC 1 1986	
FBI - BOSTON	

Field File No. _____

Serial # of Originating Document _____

OO and File No. 194C-~~263~~ 412-1A-4

Date Received 11/18/86

From _____

b6
b7c

By _____

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title: _____

Reference: _____

(Communication Enclosing Material)

Description: ☒ Original notes re interview of _____

Field File No. _____

Serial # of Originating Document _____

OO and File No. 194C - ~~253~~ 912 - 1A - 5

Date Received 11/20/86

From _____

processor)

Contributor)

b6
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By SA

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title:

Reference: _____
(Communication Enclosing Material)

Description:

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11/20/50

Field File No. _____

Serial # of Originating Document _____

OO and File No. 144C-412-1A-1

Date Received 11/20/86

From
(Name of Contributor)

(Address of Contributor) b6
b7C

(City and State)
By SA
(Name of Special Agent)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules
of Criminal Procedure ☐ Yes ☒ No

Title:

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of

Description:  

Field File No. _____

Serial # of Originating Document _____

OO and File No. 94C-412-1A-B

Date Received 12/1/86

From _____

By SA _____

b6
b7C

To Be Returned ☐ Yes ☐ No Receipt Given ☐ Yes ☐ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title:

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of _____

FD-340 (Rev. 4-2-85)

Field File No. _____

Serial # of Originating Document _____

OO and File No. Boston 194C-412-1A-9

Date Received 12/8/86

From _____

By _____

(Name of Special Agent)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title:

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of

12/8 _____

Field File No. 194C-4121(A)10

Serial # of Originating Document _____

OO and File No. _____

Date Received _____

From _____
(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

B

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To Be Returned ☐ Yes ☐ No Receipt Given ☐ Yes ☐ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☐ No

Title:

Reference: _____
(Communication Enclosing Material)

Description: ☐ Original notes re interview of

*FD-192, Evidence Copy of Serial
1(B)9 noting return to owner.*

Date 12/2/86

Title and Character of Case

UNSUBS.
ZONING BOARD OF APPEALS
ET AL.
HA-CPO
OO: BOSTON

Date Property Acquired

11/24/86

Source From Which Property Acquired

/ISD

b6
b7C
b7D

Location of Property or Bulky Exhibit

Bulky Room

Reason for Retention of Property and Efforts Made to Dispose of Same

Evidence

To Be Returned

☒ Yes ☐ No

See Serial

Agent Submitting Property or Exhibit

SA

Agent Assigned Case

b6
b7C

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

① Original Blky. packet re



Returned to ISD 4/6/89 TO



For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File #

194C-~~456~~ 412 - 1B(9)

OO: Boston

BLOCK STAMP

SEARCHED _____ INDEXED _____
SERIALIZED _____ FILED _____

DEC 02 1986

FBI - BOSTON

EVIDENCE (PACKAGE COPY)

Bulky Exhibit - Inventory of Property Acquired as Evidence
FD-192 (Rev. 6-9-82)

Date

Title and Character of Case

Date Property Acquired

Source From Which Property Acquired

Location of Property or Bulky Exhibit

Reason for Retention of Property and Efforts Made to Dispose of Same

To Be Returned
☐ Yes ☐ No

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

☐ Yes ☐ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File # _____

OO: _____

CHARGEOUT COPY (optional)

BLOCK STAMP

SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
DEC 02 1986	
FBI - BOSTON	

CHAIN OF CUSTODY

[illegible]

Item No.

Remarks

1A11

Universal File Case Number 194^c-412 1B1

Field Office Acquiring Evidence _____

Serial # of Originating Document _____

Date Received _____

From _____
(Name of Contributor)

(Address of Contributor)

(City and State)

By _____
(Name of Special Agent)

To Be Returned ☐ Yes ☐ No

Receipt Given ☐ Yes ☐ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6 (e)

Federal Rules of Criminal Procedure

☐ Yes ☐ No

Title: UNSUBS;
CITY OF BOSTON
ZONING BOARD OF APPEALS
HA - CPO;
CO: BOSTON

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of

Evidence Package Copy of FD 192 Instapd 1B1
8131192

Date 6/10/87

Title and Character of Case

UNSUBS;
CITY OF BOSTON
ZONING BOARD OF APPEALS.
HA - CPD;
OO: BOSTON

Date Property Acquired

VARIOUS

Source From Which Property Acquired

TAPE + ELSUR CLERKS.

Location of Property or Bulky Exhibit

TAPE VAULT.

Reason for Retention of Property and Efforts Made to Dispose of Same

EVIDENCE

To Be Returned

☐ Yes ☒ No

See Serial

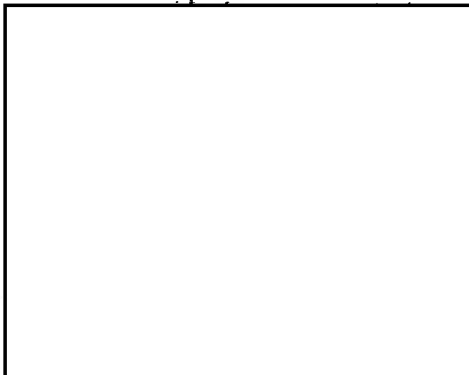
Agent Submitting Property or Exhibit

☐ Yes ☒ No - Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

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b7C

Description of Property or Exhibit

DUPLICATE CASSETTE TAPES.



[Handwritten signature]
3/31/92
[Handwritten signature]

b7D

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # _____

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File #

194C-412-1B (1)

OO:

BOSTON.

E0577124



E0577124

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SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
JUN 10 1987	
FBI-BOSTON	

EVIDENCE (PACKAGE COPY)

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Total Deleted Page(s) ~ 9

Page 6 ~ b6, b7C

Page 7 ~ b6, b7C

Page 9 ~ b6, b7C

Page 11 ~ b6, b7C

Page 12 ~ b6, b7C

Page 14 ~ b6, b7C

Page 16 ~ b6, b7C

Page 17 ~ b6, b7C

Page 19 ~ b6, b7C

Memorandum



To : SAC, BOSTON (194C-412 SUB B) (C-1)

Date 1/29/86

From : SA

b6
b7c

Subject : CITY OF BOSTON
ZONING BOARD OF APPEALS
HOBBS ACT - CPO
OO:BOSTON

It is requested that a separate sub file be opened as a repository for all FD-302's and source inserts in captioned matter.

*Make Subfile
OK*

GFW/dac
(1)

194C-412 SUB B-1

SEARCHED	INDEXED
SERIALIZED <i>EA</i>	FILED <i>EA</i>
JAN 29 1986	
FBI-BOSTON	

1

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 6-19-85

A confidential source, hereinafter referred to
as source advised the following:

[Redacted content]

b6
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Investigation on 6-13-85

at

[Redacted]

File # BS 194C-100

412-Sub B

by

SA

[Redacted]

/JMH:rap

Date dictated

6-19-85

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Continuation of FD-302 of **A confidential source**

, On **6-13-85**

Page **2**

[Redacted content]

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Continuation of FD-302 of **A confidential source**

, On **6-13-85**

, Page **3**

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b7C
b7D

Continuation of FD-302 of **Confidential source**

, On **6-13-85**

, Page **4**

b6
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b7C

Continuation of FD-302 of

A confidential source

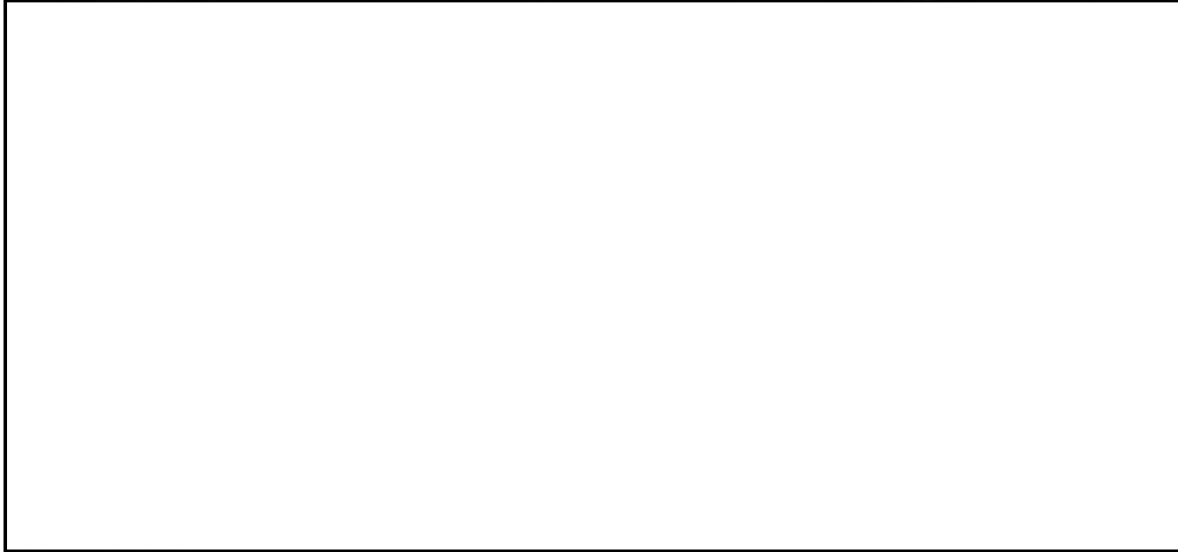
, On **6-13-85**

, Page **5**

[Redacted content]

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Continuation of FD-302 of A confidential source, On 6-13-85, Page 6



b6
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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 6/28/85

A confidential source, hereinafter referred to as source, was interviewed and furnished the following information:

P/2,3

[Redacted area]

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Investigation on 6/27/85

at

[Redacted area]

File #

BS

194C-~~388~~

4125460
-3

by SA

[Redacted area]

/dd

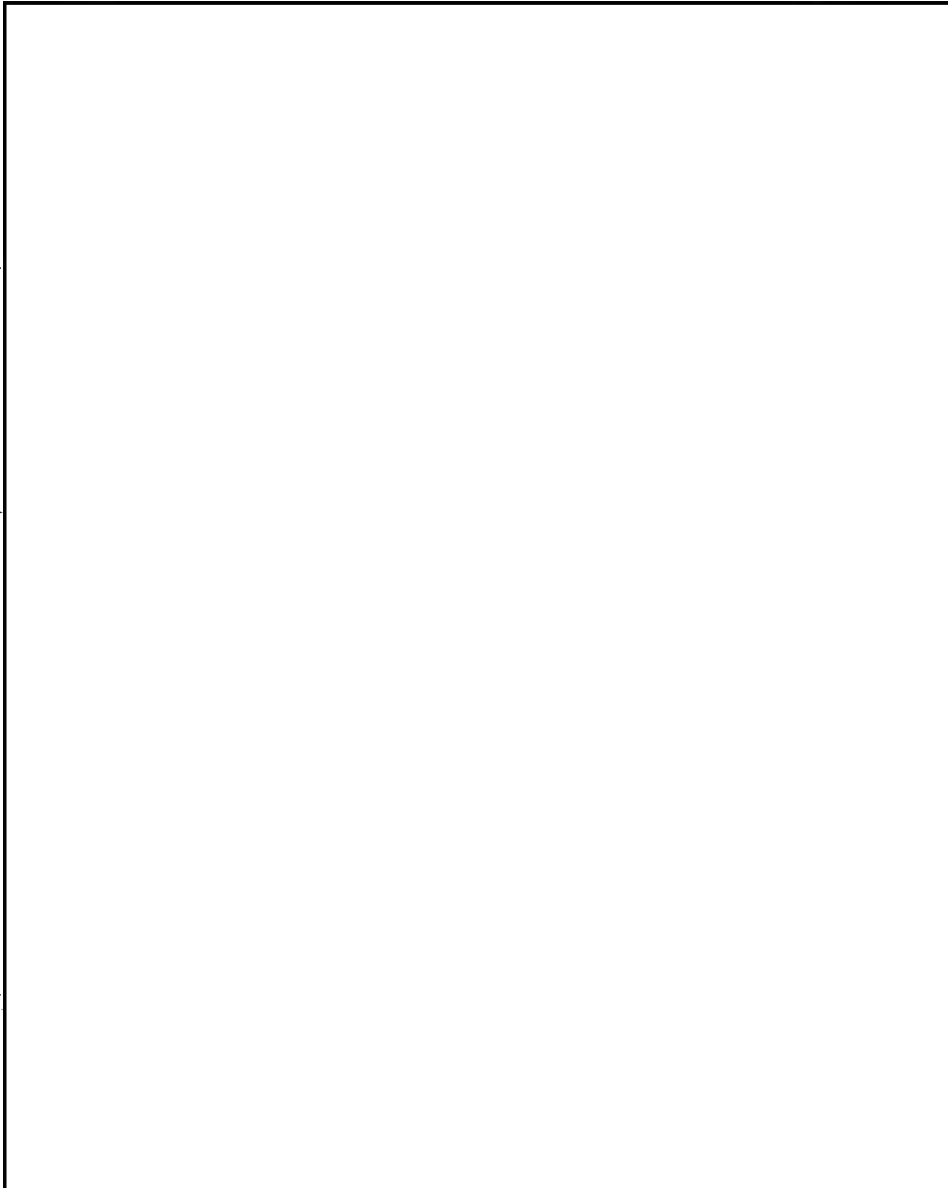
Date dictated

6/28/85

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BS 194C-378

Continuation of FD-302 of a confidential source, On 6/27/85, Page 2



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BS 194C-378

a confidential source

6/27/85

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Continuation of FD-302 of

On

Page



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FEDERAL BUREAU OF INVESTIGATION

Date of transcription **6-28-85**

A confidential source, who is referred hereinafter
as source furnished the following information:



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Investigation on **6-28-85** at **Boston, Massachusetts** File # **BS 194C-398**

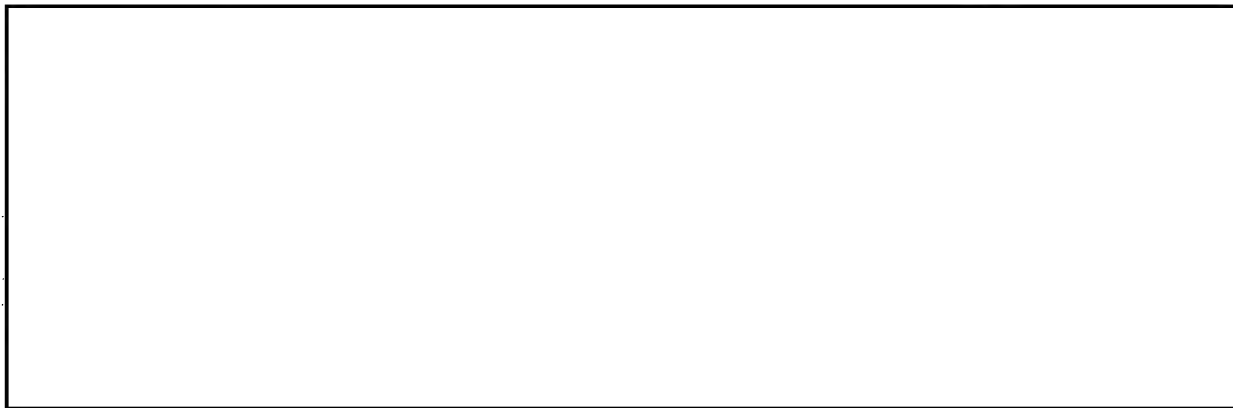
by  /JMC:rap Date dictated **6-28-85**

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Continuation of FD-302 of **A confidential source**

On **6-28-85**

Page **2**



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BS 194C-253
GFW/scm
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PL2

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On 3/1/84 and 3/13/84. [redacted] furnished
information to SAs [redacted] and [redacted]

[redacted]

1

Sub B
194C-412 Sub B
-5

BS 194C-253

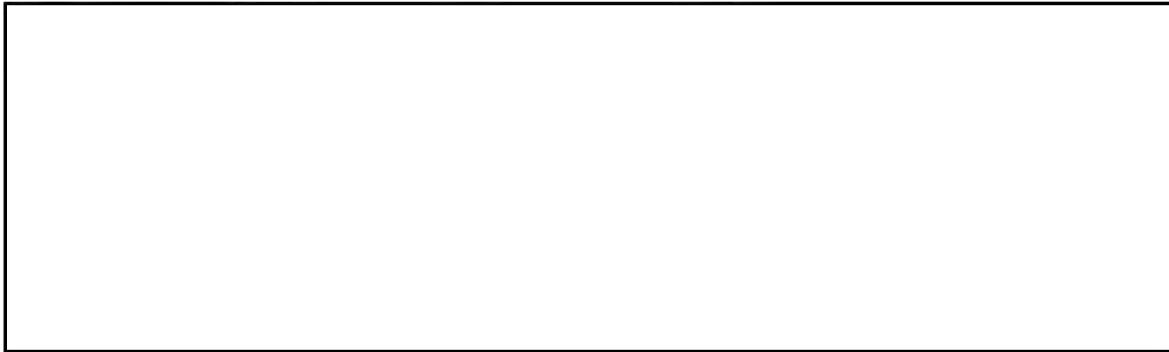
2.



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AS 194C-253

3.



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THE ABOVE INFORMATION IS SINGULAR IN NATURE AND SHOULD NOT
BE DISSEMINATED OUTSIDE THE BUREAU WITHOUT FIRST CONTACT
ING THE WRITER.

1.
FEDERAL BUREAU OF INVESTIGATION

10/30/85

Date of transcription

[redacted] telephone [redacted] home residence: [redacted]
[redacted] telephone [redacted] was
telephonically contacted by the below-listed Special Agent.

[redacted] advised that there are five members of the
ZBA. He identified the members of the ZBA as [redacted]
[redacted] and [redacted]. He
advised that [redacted] is the appointee of Mayor FLYNN. [redacted]

[redacted] These members represent different groups who
have an interest in property in the City of Boston. The
makeup of this ZBA is set out by statute in a City of Boston
ordinance.

The ZBA was established for the purpose of exercising
discretionary power if property owners are in violation of
building and zoning code. He advised that the Building Commissioner
has no discretionary power and must enforce the building code.

[redacted] advised that the purpose of the ZBA is three-fold:

1. To derogate from the exact meaning of the Building or Zoning Code.
2. Offer minimum relief to property owners.
3. To allow reasonable use of an individual's property.

(Telephonically)

Investigation on 10/26/85

by SA [redacted] po'h

Date dictated

SEARCHED Boston 194C-253

SERIALIZED

INDEXED

10/26/85

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency;

FILED

194C-411 Sub B-13

Continuation of FD-302 of _____

On 10/26/85 , Page 2

_____ advised that the ZBA process begins when an applicant receives a "Letter of Refusal" from the Building Department in regards to a change in, or addition to, a structure. The applicant brings this "Letter of Refusal" to the ZBA and it is entered onto a waiting list for a hearing. The staff then notifies the abutters in a 360 degree radius of the property. _____ advised that oftentimes interested neighborhood groups are automatically notified of appeals within their community, as well as individuals who have asked for automatic notification of changes within the community. _____ advised that between approximately 1982 and 1985 the average period of time between the request for a ZBA Hearing and the actual hearing was approximately 60 days. _____ advised that the average wait is now approximately 90 to 120 days.

All hearings before the ZBA are recorded. The hearings involve requests by property owners for variances and/or conditional uses of subject property. He explained that a variance is something that is not allowed in a particular zoned area of the city and that conditional use is something which may or may not be allowed in a particular zone of the city, depending on whether or not certain conditions are present.

In order for a property owner to get a variance or a conditional use, a vote of four members of the Board in favor of the variance or conditional use must occur. _____ advised that no vote can take place unless four Board members are present. He advised that the ZBA meets every Tuesday and holds Hearings for several hours each day, beginning at approximately 9:00 a.m. _____ stated that oftentimes the property in question is visited by members of the ZBA. The site visit is not a requirement but, in the majority of cases, _____ believes that Board members do go to that particular site.

_____ advised that there are currently more appeals than ever before because the city is still enforcing a 1965 Building Code. This has caused a backlog and has required the ZBA to interpret changes as to their impact on a neighborhood in 1985. _____ advised the fees paid for the appeal process by the applicant vary and are determined by the number of violations at that particular property. All appeal fees are paid to the Building Department. The ZBA does not review any building applications as to the accuracy of building costs projected by the applicant.

Continuation of FD-302 of , On 10/26/85, Page 3

advised that a final decision by the ZBA regarding a particular request oftentimes takes months and months. The ZBA encourages dialog between the property owner and the neighborhood groups and this often causes delays if these two groups cannot get together and resolve the neighborhood questions.

advised that the ZBA studies four key conditions when assessing or prior to rendering a final decision for a variance. These factors are:

- 1) The existing neighborhood make-up where a change is proposed.
- 2) If the current owner inherited an existing condition as opposed to creating it.
- 3) Reaction of neighborhood.
- 4) If applicant has attempted to get variances or occupancy changes on numerous occasions and shows a pattern of obtaining properties and subsequently applying for variances.

advised that

BS 194C-253

Continuation of FD-302 of

On 10/26/85, Page 4

[redacted] advised that the publication, "Marshall and Swift," was very helpful in estimating new construction costs as well as costs for any type of construction from churches to walls, to septic tanks, etc. He cited "R. S. Means" as another publication which could assist in determining construction costs.

by SA

[redacted] po'h

SERIALIZED

Date dictated

INDEXED

10/26/85

73

March 12, 1984

2000 COMMONWEALTH AVENUE

This issue is a good example of the Zoning Board of Appeals deciding a matter that conflicts with the stand of neighborhood residents.

The matter concerns the application of one of Boston's most prominent real estate developers, Jerome L. Rappaport, to construct a 16-story, 186 unit, luxury apartment building on the site of a similar building which had collapsed and was demolished. 140. 724

There are many questions regarding the ownership and the circumstances of the sale, which still pertain to the issue. Neighborhood residents are today continuing in their effort by asking the Flynn administration to investigate the terms of Rappaport's purchase, taking advantage of the changes in the City leadership. Rappaport was an early supporter of Kevin White.

The City of Boston acquired the land after the collapse in 1971 and bore the responsibility for the takedown - a cost, which many believe, should have been added to the sale price of the 29,000 square foot parcel.

On the date of the Rappaport hearing, forty or more people representing many civic associations, and individuals with petitions, pleaded their case to the Zoning Board. The political leadership opposed the granting of the requested variance also - including two State Representatives, the State Senator from the district, as well as two City Councillors - Flynn and O'Neil - appearing in person to oppose.

The only two groups to support Rappaport was a Building Trade Council and the Ward 21 Democratic Committee, which was largely made up of City employees who were active in Kevin White's political organization. Arnold Epstein and Jim Frost spoke in favor for that group. There also were a few individuals who spoke in support.

Despite the overwhelming display of opposition, the Board granted the variance by a vote of 4 to 1, with Alfred Gross voting against approval.

The public hearing was publicly advertised to be held on March 31, 1981 at 10:30AM. The people who went to testify waited nearly three hours for the Board to reach the 2000 Commonwealth Ave. matter, which it did at 1:20PM.

Rappaport intends to begin construction in April, 1984.

"DEAL IN BRIGHTON CLOUDS A PROJECT", The Boston Globe, July 10, 1979.

By Al Larkin
Globe Staff

"The development of a small but controversial parcel of land at 2000 Commonwealth av. in Brighton, already slowed by community disputes and zoning changes, is being further complicated by the potentially lucrative land deal that its new owner recieved.

Jerome Rappaport, a prominent real estate developer, finally consummated his agreement to buy the land from the city of Boston last Friday for \$66,000.

That figure, arrived at during a public auction of the land by the city's Real Property Department in September, 1977, is just 42 percent of the estimated \$155,000 that the land sold for in 1964 and 36 percent of the \$180,000 paid for the land in 1969.

But Joanne Prevost, the city real property commissioner, said she thought that the property's unusual history and a recent zoning change on the land prompted the sharp drop in its value while most real estate was increasing in price.

Rappaport, however, apparently believes that the land is worth considerably more than he paid the city and recently offered to sell it to B'nai B'rith for a reported \$375,000. That offer, and the original sale, prompted state Rep. William Galvin (D-Brighton) to call for an investigation of the auction.

Rappaport, who has supported Mayor Kevin White in the past, defended the sale and said he still hopes to develop the property. "Anytime anyone buys a parcel of land and gets a good value, people call it a sweetheart deal," he said. "I bought the thing at public auction."

The city had taken title to the 29,000 square foot parcel several months after the spectacular 1971 collapse of a nearly-completed high-rise condominium complex being built there by a consortium of local and Canadian businessmen. Four workmen died in that accident.

At the time of the taking, the city estimated its total lein against the property at \$1.2 million, including unpaid taxes and nearly half a million in costs to demolish the remains of the condominium structure.

But despite the promise of a \$3 million capital improvements project on adjacent parkland owned by the Metropolitan District Commission, now completed, Prevost said that when she put the property up at public auction in August, 1977 for a minimum of \$75,000, there were no bidders.

"DEAL IN BRIGHTON CLOUDS A PROJECT", The Boston Globe, 7/10/79.

"I lowered the minimum bid to \$50,000 and put it out to auction again in September," she said. "There were only two bidders that time."

One of those two was Joseph V. Johnson of Westwood, who, Rappaport said yesterday, was acting as a "straw" for him. Johnson bid \$66,000 on the land and left a \$15,000 down payment drawn on Rappaport's bank account.

Also, several extensions were granted to Johnson, acting on behalf of Rappaport, in closing the deal.

Prevost, who authorized those extensions, explained that the city inadvertently misled the purchaser at the time of the sale by not making it clear that some zoning regulations had changed on the property since the original condominium construction.

"The extensions were granted to allow time for the developer and the Boston Redevelopment Authority to reach agreement on what the zoning would be," she explained.

Rappaport originally planned to build an 18- or 19-story apartment complex on the site that would offer both market value and federally subsidized rents in what would essentially be luxury housing.

But community opposition to a building that high, the most recent coming from a small group of area residents who recently purchased condominiums in an adjacent building are now concerned about the future of the parcel, has prompted Rappaport to submit plans for a smaller 13-story building.

Nevertheless, while that problem still awaits some resolution, Rappaport's commitment to the land was questioned again when, just recently, he reportedly offered to sell the property to B'nai B'rith for \$375,000, the equivalent of a 468 profit.

While both parties admit that they discussed the sale - with the land then being used for federally-funded housing for the elderly, which the Jewish organization wants to build - neither Rappaport nor officials of B'nai B'rith would discuss the asking price.

But sources close to the B'nai B'rith officials said the organization was discussing the \$375,000 figure, when it learned of community opposition to a high-rise building on the site and decided to seek another location."

temperatures

Location	Time	Temp
San Francisco	1 pm	61
San Jose	1 pm	61
San Diego	1 pm	61
Los Angeles	1 pm	61
Phoenix	1 pm	61
Portland	1 pm	61
Seattle	1 pm	61
Denver	1 pm	61
Chicago	1 pm	61
St. Louis	1 pm	61
Indianapolis	1 pm	61
Columbus	1 pm	61
Philadelphia	1 pm	61
New York	1 pm	61
Boston	1 pm	61
Washington	1 pm	61
Atlanta	1 pm	61
Miami	1 pm	61
Honolulu	1 pm	61
London	1 pm	61
Paris	1 pm	61
Rome	1 pm	61
Moscow	1 pm	61
Beijing	1 pm	61
Tokyo	1 pm	61
Sydney	1 pm	61
Melbourne	1 pm	61
Auckland	1 pm	61

Northeast

Wet. Washington Summit
8 p.m. Monday, July 8, 1978
Weather: Fog, wind: W 10 mph; temp:
precipitation: 54, maximum: 66, minimum:
42, precipitation: 0.0 in.

Location	Temp
High yesterday	90
Low	66
Mean	78
Departure from normal	+5
Departure this month	-5
Departure this year	+155

Location	Precipitation
Total 24 hours, ending 8 p.m.	0.0
Total this month to date	0.42
Departure from normal	-0.39
Total this year	25.76
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Location	Temp
High	79
Low	79
Mean	79
Departure from normal	+3.56

Deal in Brighton clouds a project

By Al Larkin
Globe Staff

The development of a small but controversial parcel of land at 2000 Commonwealth av. in Brighton, already slowed by community disputes and zoning changes, is being further complicated by the potentially lucrative land deal that its new owner received.

Jerome Rappaport, a prominent real estate developer, finally consummated his agreement to buy the land from the city of Boston last Friday for \$66,000.

That figure, arrived at during a public auction of the land by the city's Real Property Department in September 1977, is just 42 percent of the estimated \$155,000 that the land sold for in 1964 and 36 percent of the \$180,000 paid for the land in 1969.

But Joanne Prevost, the city real property commissioner, said she thought that the property's unusual history and a recent zoning change on the land prompted the sharp drop in its value while most real estate was increasing in price.

Rappaport, however, apparently believes that the land is worth considerably more than he paid the city and recently offered to sell it to B'nai B'rith for a reported \$375,000. That offer, and the original sale, has already prompted state Rep. William Galvin (D-Brighton) to call for an investigation of the auction.

Rappaport, who has supported Mayor Kevin White in the past, defended the sale and said he still hopes to develop the property. "Anytime anyone buys a parcel of land and gets a good value, people call it a sweetheart deal," he said. "I bought the thing at public auction."

The city had taken title to the 29,000 square foot parcel several months after the spectacular, 1971 collapse of a nearly-completed, high-rise condominium complex being built there by a consortium of local and Canadian businessmen. Four workmen died in that accident.

At the time of the taking, the city estimated its total lien against the property at \$1.2 million, including unpaid taxes and nearly half a million in costs to demolish the remains of the condominium structure.

But despite the promise of a \$3 million capital improvements project on adjacent park land owned by the Metropolitan District Commission, now completed, Prevost said that when she put the property up at public auction in August 1977, for a

minimum of \$75,000, there were no bidders.

"I lowered the minimum bid to \$50,000 and put it out to auction again in September," she said. "There were only two bidders that time."

One of those two was Joseph V. Johnson of Westwood, who, Rappaport said yesterday, was acting as a "straw" for him. Johnson bid \$66,000 on the land and left a \$15,000 down payment drawn on Rappaport's bank account.

Also, several extensions were granted to Johnson, acting on behalf of Rappaport, in closing the deal.

Prevost, who authorized those extensions, explained that the city inadvertently misled the purchaser at the time of the sale by not making it clear that some zoning regulations had changed on the property since the original condominium construction.

"The extensions were granted to allow time for the developer and the Boston Redevelopment Authority to reach agreement on what the zoning would be," she explained.

Rappaport originally planned to build an 18- or 19-story apartment complex on the site that would offer both market value and federally-subsidized rents in what would essentially be luxury housing.

But community opposition to a building that high, the most recent coming from a small group of area residents who recently purchased condominiums in an adjacent building and are now concerned about the future of the parcel, has prompted Rappaport to submit plans for a smaller, 13-story building.

Nevertheless, while that problem still awaits some resolution, Rappaport's commitment to the land was questioned again when, just recently, he reportedly offered to sell the property to B'nai B'rith for \$375,000, the equivalent of a 468 percent profit.

While both parties admit that they discussed the sale—with the land then being used for federally-funded housing for the elderly, which the Jewish organization wants to build—neither Rappaport nor officials of B'nai B'rith would discuss the asking price.

But sources close to the B'nai B'rith officials said the organization was discussing the \$375,000 figure when it learned of community opposition to a high-rise building on the site and decided to seek up at public auction in August 1977, for a

SHEINWOLD ON BRIDGE

The average partner knows, precisely, what he wants—but isn't quite sure. The defenders in today's hand, playing in a world championship last year, were sure and knew how to say so.

West dealer
Neither side vulnerable

NORTH
♠ A K Q
♥ J 10 9
♦ K 8 7 2
♣ Q 5 2

WEST EAST

City drags feet on jobs

City drags feet on jobs to sponsor the Vietnamese Cambodian

Flynn questions ownership of 2000 Comm. Ave.

By Steve Trinward

For almost a decade the land at 2000 Commonwealth Ave., Brighton, has been the site of community meetings, jurisdictional battles and development proposals. The neighborhood, the local Little City Hall, the Boston Redevelopment Authority, present and former legislators and a number of other outspoken citizens have all taken part in the fray.

Now the Boston City Council is joining the action. Last Wednesday Councilor Raymond L. Flynn sent a letter to the Mayor's office seeking answers to a number of questions concerning the current status and ultimate disposition of the property.

That status has been at issue since 1971, when an apartment building under construction collapsed, killing four workmen and injuring several others. Attempts to sell or maintain the lot since then were unsuccessful until last year, when Jerome L. Rappaport secured the property through an intermediary at a public auction for \$66,000.

His initial plans for a 14-story, 181-unit high-rise on the site were thwarted by neighborhood opposition. This past May another, smaller plan met similar challenges. Further obstacles included local sentiment for a public park on the land. Former Rep. Norman S. Weinberg sponsored a bill in the legislature for a Metropolitan District Commission takeover of the property for that purpose. Finally Rep. William F. Galvin (D-Brighton) sponsored an amendment to the Capital Outlay Budget Bill (House 6505) to provide for a similar takeover by eminent domain. Galvin also called for an investigation of the auction itself, seeking information on how Rappaport secured the land.

The confusion also centered on the actual ownership of the property. Originally it had been thought that Rappaport had purchased the property in the September 1977 auction. However, it now appears that the arrangements were much more flexible. According to a recent article in the Boston Globe, the deal was not officially consummated until late June of this year.

According to Flynn's letter, the land may still be city property. Among his contentions the councilor cites city assessing records which "show Parcel No. 2464 of Ward 21 (the property in question) as comprising 29,249 square feet of land as still in city ownership..."

Flynn also questions the method of

transfer, if any, from city to private of public record, including foreclosure ownership, noting that Rappaport purchased the land "indirectly" from the Real Property Department. He cites the proposed MDC takeover, as well as a recent attempt at resale of the property to B'nai B'rith for \$375,000 (that organization vetoed the deal due to community opposition), as further elements clouding the issue.

"It would serve a public purpose to clarify the status of the parcel of land," Flynn's letter states. It goes on to ask the mayor provide, from Real Property, Assessing and Collecting department records, information on several matters

BRA Director Robert Ryan, who reached for comment, said he had yet seen a formal development application for the site, but only a "concept for the property" which was presented several months ago. He reiterated Authority's position that the lot should be used for housing of some sort, citing both the City's housing shortage and presence of adequate parkland in the area.

Probable cause found in Sowers rape case

A Brighton man, charged with rape, kidnapping, assault and battery and armed robbery, was bound over to Suffolk Superior Court Tuesday, during a closed hearing in Brighton District Court.

Judge Charles J. Artesani found probable cause in the case of James E. Sowers, 20, of 1 Fidelis Way, in connection with an incident which occurred Sunday, July 15, in the Allston Street vicinity.

According to the prosecution, a man accosted a 29-year-old woman, dragged her into an alley, then took her to a third-floor building on Summit Avenue, where he raped her. In addition, the victim said she was robbed of \$10 and a wrist watch.

The probable cause hearing was closed at the request of the prosecution. Sowers' attorney, Francis Glynn, made formal objection to the closed proceedings. According to Boston Police Det. Sgt. James Feeney of District 14, the prosecution's case included testimony from a top-ranking medical expert. He also said that a footprint taken from the scene of the crime was introduced as evidence.

A Superior Court arraignment hearing will determine the disposition of the case. In the meantime, Judge Artesani continued the \$50,000 cash bail which he had placed on Sowers, and ordered him to return to Charles Street Jail.

In other crime news, complaints are

now being sought against an additional 23 persons in connection with the storming of the home of a black family in Allston earlier this month. Arraignments had already been made against Peter A. Dinardo, Jr., 19, of Brighton, Thomas Sullivan, 19, of Brookline, and a juvenile charged with destruction of property and being disorderly persons.

In an unrelated incident, a complaint against John T. Gadzoullis was dismissed in Brighton District Court. He had been charged with malicious destruction of property.

The case of Peter A. Dinardo, Jr., of 256 North Beacon St. was continued until August 14. He has been charged with arson in connection with a fire last week at 27 Fidelis Way, Brighton, though his bail had been set at \$10,000. This has since been reduced, by order of Suffolk Superior Court, to personal recognizance.

Candidate Night set

On Monday, August 13, the Brighton Citizens Association will host a public forum for candidates running for Mayor of Boston.

The Candidates Night will be held at the Brighton Municipal Building, Chestnut Hill Ave., at 7:30 p.m.

begin a new life in a new country

drawn up to New

"I worry about my relatives still liv-

in technical job training. He hasn't time

to sponsor the Vietnamese. Cambodia

Rappaport plan 'second worst skyscraper design' **CBC News**

'CBC News' is a regular column of news and views by the Community Beautification Council. The views expressed do not necessarily represent the views of the Allston-Brighton Citizen Item.

This week the Allston-Brighton Community Beautification Council would like to profile another developer in our continuing series on developers in the Allston-Brighton community.

This week we feature a well known developer, Jerry Rappaport. This developer has been successful by building high rise apartments where regular people once lived. Rappaport lives at Longfellow Place. Before this fashionable address became reality, a viable community existed in the West End of Boston. Now we have nothing but skyscrapers that only the well to do can afford. Rappaport is politically connected at the state and city levels. At this point, despite wide-spread opposition, his proposal for 2000 Comm. Ave. must be regarded as a serious

threat.

In the opinion of the CBC, this is the second worst design of a skyscraper that we can recall seeing (first prize for worst is a tie between Jack Silber of B.U. Inc. "Spaceship Building" and the horrible Reservoir Tower's structure erected by Schuster, Coles and the Wingate Crew).

Rappaport acquired the property at a bargain basement price. He does not need to build a high rise to make money but he insists upon doing so.

However, he is running into a bit of trouble. He has run into a strong coalition of community groups that oppose his development plan. This effort has been spearheaded by the B.I.A. and the group deserves credit for being right on top of the matter. Most legitimate community groups have opposed this plan. But Rappaport knows better. The higher he goes, the better the view, the higher the rent, the more profit, etc.

Even though Allston-Brighton is pretty far from

Longfellow Place we common folk can sense when something is being shoved down our throats. And, we hope that this doesn't alarm you, Jerry, but Allston-Brighton is prepared to fight back.

A recent item indicates that

self-awareness through those studies most basic to human experience and existence."

Silber goes on but apparently forgot to make reference to the local community. Not to be outdone by Jack Silber, Tip O'Neill and Kevin White also added their comments on this

President Brian Gibbons commented on the grant. According to Gibbons,

"This is certainly a great day for B.U. Inc. The C.B.C. commends the corporation on its efforts to gain this grant. I am hopeful that Allston-Brighton will obtain some benefits from this, although at

ON CITIZEN ITEM

Thursday, February 19, 1981

BIA Report

16 stories not right for 2000 Comm. Ave.

"BIA Report" is a regular column of news and views written by the Brighton Improvement Association. The views expressed do not necessarily represent the views of the Allston Brighton Citizen Item.

In last week's column, the Brighton Improvement Association announced its opposition to the proposal made by Jerome Rappaport for a 16-story luxury apartment build-

ing at 2000 Commonwealth Ave. We are opposed to this because:

A. The height of the building would overwhelm the neighboring area. A 16-story building is totally out of scale and would shadow adjoining buildings.

B. The density of 186 units of one and two bedroom apartments is more than can be sustained by an already congested area. One hundred and thirty-four parking spaces is

utterly inadequate for the number of cars that the proposed building would generate. The inclusion of professional offices in the proposal would contribute to traffic and parking problems even more. The site is in a residential area, and offices or retail space are inappropriate and unnecessary.

Mr. Rappaport acquired 2000 Comm. Ave. in 1977 through a straw, Joseph Johnson of Westwood, paying only \$66,000, although in 1964 the property had been sold for \$155,000, and in 1969 for \$180,000. Only \$15,000 was given to the city initially, and two years ensued before the full price was finally paid to the city. Having paid so little for a parcel of land that is worth a half-million dollars today, Mr.

Rappaport is under no financial strain that requires him to put up a building like the one he proposes.

Defeating this proposal will be extremely difficult. Mr. Rappaport has enormous influence and resources, and has enjoyed considerable success in the past in getting what he wants from the city. The line has to be drawn at some point against further large development. The community cannot stand anymore.

There will be a meeting against the planned development for 2000 Comm. Ave. on Tuesday, Feb. 24, in the Roberts Lounge at Thomas More Hall at Boston College at 7:30 p.m. If you have information or questions, call Tom Crowley, 254-5028.


—Tom Crowley

SUMMARY OF EVENTS SURROUNDING THE PROPOSED DEVELOPMENT
OF 2000 COMMONWEALTH AVENUE

Jerome Rappaport bought the 2000 Commonwealth Avenue property, a lot consisting of approximately 29,000 square feet, for a mere \$66,000 in 1977 at a "public" auction from the City of Boston. There was only one other bidder for the property. The site is where a sixteen story building under construction collapsed in 1971, killing four workmen. Within a few years of the purchase, Mr. Rappaport tried to sell the property to B'nai Brith for \$250,000.

2. Although Rappaport did not need any variances to build on the property in February, 1981 he applied to the Zoning Board of Appeals for Floor Area Ratio (FAR) and Set-Back variances. The existing zoning on the property did not include any height restrictions, but did limit the density of any building. In order for Rappaport to build his desired density--16 stories and 10-12 units per floor, he requested the FAR variance. In order for him to cut down the amount of footage between the building and the MDC parkland in the rear, he requested the Set-Back variances.
3. The community turned out in force to oppose the request for variances. Objections included the proposed height and size of the building, the added density which it would bring to the neighborhood, insufficient parking, insensitivity to the neighborhood in design, insufficient infrastructure (especially gas and electrical), and the impact which the building would have on the community's natural resources--the parkland and the waters adjacent to the site. Petitions signed by over 400 area residents were presented at the hearing and nearly 100 residents attended the hearing to voice their opposition. Political leaders including state Representatives Galvin, Gallagher, State Senator Bachrach, and City Councillors Flynn and O'Neil also called upon the Zoning Board of Appeals to refuse the request for variances.
4. The variances were granted by the Zoning Board of Appeals in April of 1981 based on Rappaport's arguments of financial and typographical hardship. Building permits were issued subsequent to this.
5. Abutters (Reservoir Garden Condominium Trust and an individual resident at 1988 Commonwealth Avenue) challenged the Board of Appeals decision in court (see enclosed summary of legal case).
6. Since the case ended--February, 1983, little activity has taken place on the site. Surveyors were seen on the site in the early summer, 1983. However, until October, 1983 no further activity occurred. In October, 1983 an engineering firm began borings at the site to obtain soil samples. The borings were begun on what has assumed to be MDC property (a grass strip which runs between the fenced-in lot at 2000 Commonwealth Avenue and the parking lot of Reservoir Park Condominium at 2012 Commonwealth). Upon challenge by residents and the MDC Police, the engineers moved their equipment onto the lot in the fenced in area, however, they claimed that Rappaport's plans represent the grass strip to be included in his land.

Upon investigation, several discrepancies have been discovered in various surveys of the area. There seem to be City of Boston easements, MDC easements, and possibly MDC property in the vicinity of the lot, but the exact locations and exact property rights are unclear given the various discrepancies in all of these surveys. The MDC was called upon to resurvey in order to at least protect its own rights, however, it is as yet unclear as to whether they will undertake this.



BS 194C-253

GFW:rap

1.

On 12-18-84, [redacted] advised SA [redacted]
that to this source's knowledge, [redacted]

b6
b7C
b7D

194-C-412 Sub B
-10

FEDERAL BUREAU OF INVESTIGATION
FOIPA
DELETED PAGE INFORMATION SHEET

No Duplication Fees are charged for Deleted Page Information Sheet(s).

Total Deleted Page(s) ~ 10

Page 23 ~ b6, b7C, b7D

Page 24 ~ b6, b7C, b7D

Page 25 ~ b6, b7C, b7D

Page 26 ~ b6, b7C, b7D

Page 35 ~ b6, b7C

Page 36 ~ b6, b7C

Page 37 ~ b6, b7C

Page 38 ~ b6, b7C

Page 39 ~ b6, b7C, b7D

Page 40 ~ b6, b7C, b7D

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

① 30 DAY PERIOD COMMENCING 2/10/86.

Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.	GFW
2. Review MIOG, Part II, Sections 10-9(1) and 10-10.3 through 10-10.6.	GFW
3. Contact with Squad Supervisor.	GFW
4. Ensure availability of equipment and necessary support.	N/A
5. Opinion of USA obtained prior to CM and confirmed in writing.	GFW
6. Emergency authorization, (if required).	N/A
7. FBIHQ/DOJ authorization obtained.	GFW
8. Tickler set for expiration and/or renewal of FBIHQ/DOJ authorization.	GFW
9. Execute FD-473 and retain as evidence.	GFW
10. Contact with ELSUR support employee for coordination of necessary recordkeeping.	GFW
11. Contact with appropriate employee for equipment and necessary support (only after proper authorization).	N/A
12. Mark recording for identification purposes. See MIOG, Part II, Section 16-8.1.2.	N/A
13. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.	N/A
14. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence-control rule. See MAOP, Part II, Section 2-4.4.1(b).	N/A
15. Assure FD-504 sealed and accepted into custody by the tape custodian.	N/A
16. ELSUR indexing completed.	N/A
17. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.	N/A
18. FD-621 submitted to FBIHQ.	N/A
19. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.	N/A
20. Supervisor's initials and date certifying compliance with above procedures.	GFW

194C-412-SUB A-4

194C-412-SUB A-3

1A-3

1B'-1B⁸

SUB A-11, 12.

SUB A-7, 9, 15

3/11/86
(Date)

194-C-412
Sub C-1
FBI/DOJ

Checklist - Consensual Monitoring (CM) - Telephone (Criminal Matters)
FD-670 (10-4-84)

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.	NJM
2. Review MIOG, Part II, Sections 10-9, and 10-10 through 10-10.2.	NJM
3. Contact with Squad Supervisor.	NJM
4. Ensure availability of equipment and necessary support.	NJM
5. Opinion of USA obtained prior to CM and confirmed in writing.	NJM
6. Memo to SAC for authority, initialed by Squad Supervisor, that includes brief facts of case, opinion of USA and consent of party obtained.	NJM
7. Tickler set for expiration of authorization, if appropriate.	NJM
8. Execute FD-472 and retain as evidence.	NJM
9. Contact with ELSUR support employee for coordination of necessary recordkeeping.	NJM
10. Contact with appropriate employee for equipment and necessary support (only after proper authorization).	NJM
11. Mark Recording for Identification purposes. See MIOG, Part II, Section 16-8.1.2.	NJM
12. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.	NJM
13. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence control rule.	NJM
14. Ensure FD-504 sealed and accepted into custody by the tape custodian.	NJM
15. ELSUR indexing completed.	NJM
16. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.	NJM
17. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.	NJM
18. Supervisor's initials and date certifying compliance with above procedures.	NJM

SUB A-4

SUB 4-2

1A 3

—

1B'-1B⁸

SUB A 7, 9, 15
#11

9/18/86
(Date)

194C-SUB
194C-412 SUB C-2

(2) 30 DAY Period Commencing 3/12/86

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

	Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.		NJM
2. Review MIOG, Part II, Sections 10-9(1) and 10-10.3 through 10-10.6.		NJM
3. Contact with Squad Supervisor.		NJM
4. Ensure availability of equipment and necessary support.		NJM
5. Opinion of USA obtained prior to CM and confirmed in writing.	SUB A-4	NJM
6. Emergency authorization, (if required).		NJM
7. FBIHQ/DOJ authorization obtained.	SUB A-6	NJM
8. Tickler set for expiration and/or renewal of FBIHQ/DOJ authorization.		NJM
9. Execute FD-473 and retain as evidence.	1A-3	NJM
10. Contact with ELSUR support employee for coordination of necessary recordkeeping.		NJM
11. Contact with appropriate employee for equipment and necessary support (only after proper authorization).		NJM
12. Mark recording for identification purposes. See MIOG, Part II, Section 16-8.1.2.		NJM
13. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.		NJM
14. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence-control rule. See MAOP, Part II, Section 2-4.4.1(b).	1B ¹ -1B ⁸	NJM
15. Assure FD-504 sealed and accepted into custody by the tape custodian.		NJM
16. ELSUR indexing completed.	SUB A-11,12	NJM
17. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.		NJM
18. FD-621 submitted to FBIHQ.	SUB A.9	NJM
19. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.		NJM
20. Supervisor's initials and date certifying compliance with above procedures.	9/19/86 (Date)	Plt

94C-412 SUBC-3

(3) 30 Day Period Commencing: 4/11/86

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

	Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.		NJM
2. Review MIOG, Part II, Sections 10-9(1) and 10-10.3 through 10-10.6.		NJM
3. Contact with Squad Supervisor.		NJM
4. Ensure availability of equipment and necessary support.	X	NJM
5. Opinion of USA obtained prior to CM and confirmed in writing.	SUB A-4	NJM
6. Emergency authorization, (if required).	—	NJM
7. FBIHQ/DOJ authorization obtained.	SUB A-10	NJM
8. Tickler set for expiration and/or renewal of FBIHQ/DOJ authorization.		NJM
9. Execute FD-473 and retain as evidence.	SUB A-3	NJM
10. Contact with ELSUR support employee for coordination of necessary recordkeeping.		NJM
11. Contact with appropriate employee for equipment and necessary support (only after proper authorization).	N/A	NJM
12. Mark recording for identification purposes. See MIOG, Part II, Section 16-8.1.2.		NJM
13. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.		NJM
14. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence-control rule. See MAOP, Part II, Section 2-4.4.1(b).	1B1-1B8	NJM
15. Assure FD-504 sealed and accepted into custody by the tape custodian.		NJM
16. ELSUR indexing completed.	SUB A-11,12	NJM
17. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.		NJM
18. FD-621 submitted to FBIHQ.	SUB A-15	NJM
19. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.		NJM
20. Supervisor's initials and date certifying compliance with above procedures.	9/12/86 (Date)	Pth

194C-412 SUB C-4f

Checklist - Consensual Monitoring (CM) - Nonfelony (Criminal Matters)
FD-671 (10-4-84)

(4) 30 DAY 5/16/86

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

	Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.		NJM
2. Review MIOG, Part II, Sections 10-9(1) and 10-10.3 through 10-10.6.		NJM
3. Contact with Squad Supervisor.		NJM
4. Ensure availability of equipment and necessary support.		NJM
5. Opinion of USA obtained prior to CM and confirmed in writing.	SUB A - 4	NJM
6. Emergency authorization, (if required).	N/A SUB A - 14	NJM NJM
7. FBIHQ/DOJ authorization obtained.		NJM
8. Tickler set for expiration and/or renewal of FBIHQ/DOJ authorization.	1A-3	NJM NJM
9. Execute FD-473 and retain as evidence.		NJM
10. Contact with ELSUR support employee for coordination of necessary recordkeeping.		NJM
11. Contact with appropriate employee for equipment and necessary support (only after proper authorization).		NJM NJM
12. Mark recording for identification purposes. See MIOG, Part II, Section 16-8.1.2.		NJM
13. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.		NJM
14. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence-control rule. See MAOP, Part II, Section 2-4.4.1(b).	1B ¹ -1B ⁸	NJM NJM
15. Assure FD-504 sealed and accepted into custody by the tape custodian.	SUB A 11, 12	NJM NJM
16. ELSUR indexing completed.		NJM
17. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.	SUB A - 15	NJM
18. FD-621 submitted to FBIHQ.		NJM
19. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.		NJM
20. Supervisor's initials and date certifying compliance with above procedures.	9/19/86 (Date)	RH

194C-412 SUBC-5

30 DAY 6/23/86

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

	Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.		NJM
2. Review MIOG, Part II, Sections 10-9(1) and 10-10.3 through 10-10.6.		NJM
3. Contact with Squad Supervisor.		NJM
4. Ensure availability of equipment and necessary support.		NJM
5. Opinion of USA obtained prior to CM and confirmed in writing.	SUBA-4	NJM
6. Emergency authorization, (if required).		NJM
7. FBIHQ/DOJ authorization obtained.	SUBA-17	NJM
8. Tickler set for expiration and/or renewal of FBIHQ/DOJ authorization.		NJM
9. Execute FD-473 and retain as evidence.	1A-3	NJM
10. Contact with ELSUR support employee for coordination of necessary recordkeeping.		NJM
11. Contact with appropriate employee for equipment and necessary support (only after proper authorization).	N/A	NJM
12. Mark recording for identification purposes. See MIOG, Part II, Section 16-8.1.2.		NJM
13. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.		NJM
14. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence-control rule. See MAOP, Part II, Section 2-4.4.1(b).	1B ¹ -1B ⁸	NJM
15. Assure FD-504 sealed and accepted into custody by the tape custodian.		NJM
16. ELSUR indexing completed.	1A 11, 12	NJM
17. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.		NJM
18. FD-621 submitted to FBIHQ.	SUBA-20	NJM
19. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.		NJM
20. Supervisor's initials and date certifying compliance with above procedures.	9/19/86 (Date)	RH

194C-412 SUBC-6

Checklist - Consensual Monitoring (CM) - Nontelephone (Criminal Matters)
FD-671 (10-4-84)

30 DAY 10/30/86.

Execute, serialize and retain in a separate sublettered file to the case file. Additional sheet(s) may be attached to this form as necessary to enter data regarding any item below. Each sheet attached should be numbered as an additional page and reflect the item number being continued.

	Serial Number	Initials
1. It will be the responsibility of the case Agent and his/her supervisor to ensure compliance with these instructions.		NSM
2. Review MIOG, Part II, Sections 10-9(1) and 10-10.3 through 10-10.6.		NSM
3. Contact with Squad Supervisor.		NSM
4. Ensure availability of equipment and necessary support.		NSM
5. Opinion of USA obtained prior to CM and confirmed in writing.	SUBA-4	NSM
6. Emergency authorization, (if required).		NSM
7. FBIHQ/DOJ authorization obtained.	SUBA-22	NSM
8. Tickler set for expiration and/or renewal of FBIHQ/DOJ authorization.		NSM
9. Execute FD-473 and retain as evidence.	1A3	NSM
10. Contact with ELSUR support employee for coordination of necessary recordkeeping.		NSM
11. Contact with appropriate employee for equipment and necessary support (only after proper authorization).		NSM
12. Mark recording for identification purposes. See MIOG, Part II, Section 16-8.1.2.		NSM
13. Execute FD-504 in its entirety for each original tape at the time the tape is initially removed from the recording device or accepted into custody by the FBI.		NSM
14. Complete FD-192 and attach to FD-504. Handcarry to ELSUR tape custodian for duplicating and retention. Assure adherence to 5-day evidence-control rule. See MAOP, Part II, Section 2-4.4.1(b).	1B ¹ -1B ⁸	NSM
15. Assure FD-504 sealed and accepted into custody by the tape custodian.		NSM
16. ELSUR indexing completed.	SUBA-11,12.	NSM
17. Stamp "ELSUR" on file jacket of Vol. I and all subsequent volumes to the case file.		NSM
18. FD-621 submitted to FBIHQ.	SUBA-23.	NSM
19. Review case file and notify ELSUR support employee in writing (by routing slip or memo) of the full name, initial overhear date and subsequent overhear dates of any individual monitored previously, but not sufficiently identified for ELSUR indexing purposes.		NSM
20. Supervisor's initials and date certifying compliance with above procedures.	9/19/86 (Date)	NSM

194C-410-SUBC-7